

146 The Street

Rustington Shopping Centre - one of West Sussex's best kept secrets...

Prominent south facing shop to let suitable for café and restaurant users

Accommodation

The premises is arranged over ground floor only offering the following approximate floor areas;

Floor areas (NIA)	sq ft	sq m
Ground Floor Sales	610	56.67
Ground Floor Ancillary	346	32.14
Total	956	89.01

Location

The property is situated in the heart of well-established
Rustington Shopping Centre, which offers an attractive mix
of multiple and independent retailers, cafés, restaurants and
banks as well as 3 hours free public car parking. The property
is located along South Side of The Street and benefits from a
recently installed recessed shop front with external customer
seating. The property is adjacent to Truffles Bakery, with other
nearby occupiers including Waitrose, Loungers, Specsavers,
Cook, NatWest, Greggs and Costa Coffee, amongst other
established local independents.



Rates

The rates are to be re-assessed.

Rent

£22,500 per annum exclusive.

Legal costs

Each party is to be responsible for their own legal fees.

Tenur

A new full repairing and insuring lease is available on terms to be agreed.

VAT

VAT will be chargeable on the rent.

EPC

Upon Request.

Duncan Marsh

E: dmarsh@shw.co.uk M: 07970 524 840



Charlie Taylor

E: charlietaylor@sprrg.co.uk
M: 07930 876 926



Tim Clark

E: tclark@vailwilliams.com M: 07584 214 662



constitute part of, an offer and descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenant should not rely upon them as statements or representation of fact, but should satisfy themselves by inspection or otherwise as to the correctness of each of them; 3) no person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. Designed and produced by www.take-share.co.uk. February 2024

Rustington Shopping Centre





























Rustington is a thriving and well-established Shopping Centre showcasing over 80 shops, restaurants and bars.

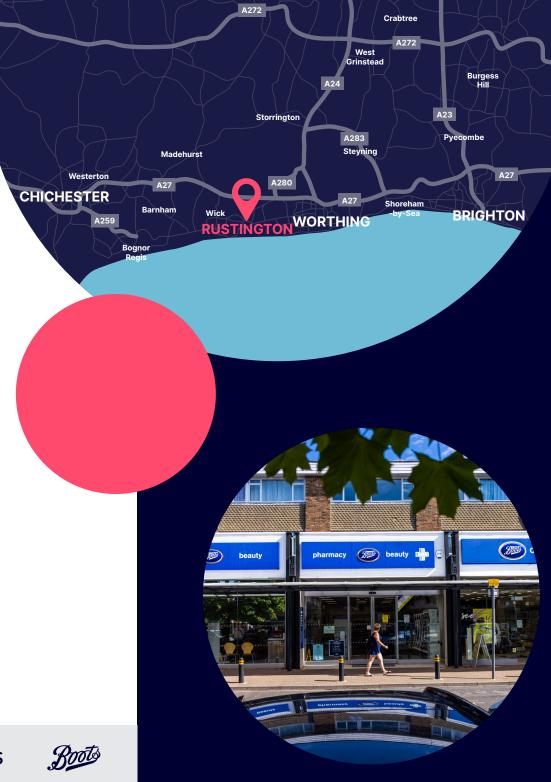
Rustington is centrally situated on the West Sussex coast almost midway between Chichester and Brighton. The whole of West Sussex and part of East Sussex (including Brighton), Surrey and Hampshire are within twenty-five miles of the Shopping Centre.

Rustington benefits from an extensive and balanced tenant line up offering a variety of local boutique occupiers and national multiples including

Waitrose, Loungers, Costa Coffee, Turners Pies, Greggs, Iceland, Specsavers, Harriet's Café, amongst other successful businesses.

The Shopping Centre has been held in a single family-ownership for 60 years benefitting from continued investment and active management and is the only Shopping Centre in West Sussex to offer 3 hours free parking.









Rustington ranks in the top 25% of all retail destinations in the South East







LOUNGE CAFÉ BARS

WAITROSE



Waterstones

GREGGS

WHSmith

Holland&Barrett

Superdrug \$

COSTA















Through active asset management we have a variety of available leasing options to suit occupier demand.

Store Property.

Be part of Rustington Shopping Centre

For leasing opportunities please contact our Agents.

Duncan Marsh

E: dmarsh@shw.co.uk M: 07970 524 840

Tim Clark

E: tclark@vailwilliams.com
M: 07584 214 662

Charlie Taylor

E: charlietaylor@sprrg.co.uk

M: 07930 876 926

Mark Cherry

E: markcherry@sprrg.co.uk

M: 07775 747 220









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