

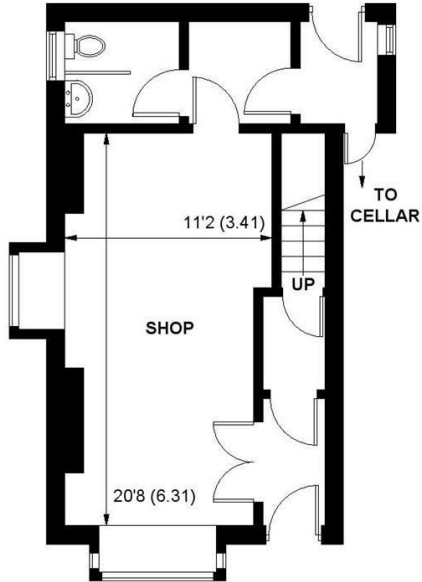
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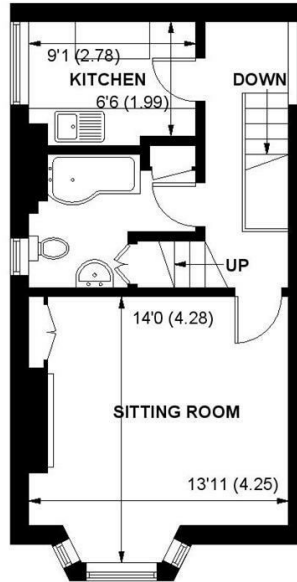


6, TARRANT STREET, ARUNDEL, WEST SUSSEX, BN18 9DG

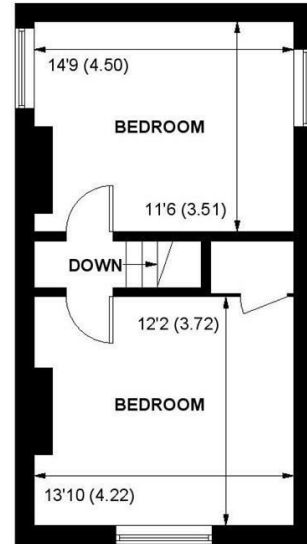




**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 1148 SQ FT / 106.7 SQ M**

**NOT TO SCALE** (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2017 ©  
Produced for Sims Williams

# Price OIEO £500,000

## Remainder 999 lease

6, TARRANT STREET,  
ARUNDEL, BN18 9DG

- Commercial & Residential Property
- Ground Floor Shop
- Two-Storey Apartment
- Character Features
- Bright Sitting Room
- Fitted Kitchen
- Two Double Bedrooms
- Convenient Location

### EPC RATING

Current = E

Potential = C

### COUNCIL TAX BAND

Band = C

A family run shop retailing in ladies clothes and handbags, are currently occupying the ground floor shop, with the lease running until 2025. The shop is of good size and has a cloakroom with WC & wash basin, a storage area, and steps to the cellar at the rear. Vacant possession offered on the shop if desired. The potential rental combined of shop £15,610 p/a and apartment potential £11,940 is £27,550.

On the first and second floor is the two bedroom apartment which is vacant and previously rented at £1,195 p/m. The first floor comprises a bright living room with a bay window, feature fireplace, and some built-in cupboards.

The kitchen is fitted with neutral units with a wash basin and space for washing machine/dryer, gas cooker and fridge-freezer. The family bathroom is also located on the first floor featuring tiled flooring and fitted with a white suite comprising bath with wall shower, hand wash basin, heated towel rail & WC.

On the second floor, the master bedroom benefits from built-in cupboards and a feature fireplace and the second double bedroom is dual-aspect, also with a feature fireplace.

We have been advised that the lease on the building is 999 years from approx. 1979.

### Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

### Directions

From our offices in the High Street turn left into Tarrant Street where number 6 can be found on the right-hand side.



