

**FOR SALE OR TO LET
WAREHOUSE PREMISES
IN ALL APPROX. 430 SQ. METERS
(4638 SQ. FT)**



**THE TANNERY, TANYARD LANE, STEYNING,
WEST SUSSEX, BN44 3RJ**

This former Tannery building is located just off Steyning High Street. The period property offers storage facilities over four floors but would be suitable for other uses (subject to obtaining necessary consents).

The Tannery, Tanyard Lane, Steyning, West Sussex

The Premises briefly comprise:

(All measurements are approximate)

GROUND FLOOR

Roller Shutter Door

Pedestrian Door

Warehouse: 91.90 sq m (989 sq ft).

Office: 15.70 sq.m (169 sq.ft)

W.C & Wash hand basin

Stairs to &
Goods Lift to

FIRST FLOOR

WAREHOUSE: 100 sq.m (1076 sq.ft)

Stairs to &
Goods Lift to

SECOND FLOOR

WAREHOUSE: 108.40 sq.m (1166 sq.ft)

Stairs to &
Goods lift to

THIRD FLOOR

WAREHOUSE: 115.10 sq.m (1238.48 sq.ft)

Total Floor Area 431 sq m (4638 sq ft)

LEASE: The premises are available To Let on a new lease for a term to be agreed and subject to rent reviews at appropriate intervals.

RENT: OFFERES INVITED IN THE REGION OF:£22,000 p.a.x.
payable quarterly in advance.

LEGALS: Ingoing tenant is responsible for contributing £750 + VAT towards the Landlord's legal fees.

DEPOSIT: ¼'s Rental deposit

FREEHOLD: OFFERS INVITEDED IN THE REGION OF £240,000
(With Vacant Possession)

The local rating authority has verbally informed us of the following but would recommend that any potential Purchaser/Tenant obtains written consent prior to purchase/completing the Lease:

RATEABLE VALUE: £11,000

Rates in the pound (April 08 – March 09) £0.462

Rates payable (April 08 – March 09) £5,082

Viewing: Through Sole Agent Warwick Baker Estate Agent Ltd, 10 High Street Shoreham by Sea West Sussex BN43 5DA Tel: 01273 454234 Fax: 01273 455446 email: darren@warwickbaker.co.uk