



**RETAIL INVESTMENT  
FOR SALE**

**THE OLD PRINT WORKS  
TARRANT STREET  
ARUNDEL BN18 9JH**



## LOCATION

Arundel is located 10 miles (16 km) east of Chichester, 20 miles (32 km) west of Brighton and 9 miles (14.5 km) north of Worthing. The town has a resident population of 3,496 (2021 Census).

This historic town has over 1000 years of history and attracts tourists to Arundel Castle and Arundel Cathedral. There is a vibrant mix of independent shops, art galleries, restaurants and cafes.

Arundel station is 13 mins (0.6 miles) with regular services to London Victoria. Public car parks in River Road (64 spaces) and Queen Street (151 spaces).

## DESCRIPTION

The Old Print Works is located in Tarrant Street close to the junction with the main High Street.

The Old Print Works comprises sixteen small retail units incorporating eleven occupiers arranged over ground and first floors in an attractive arcade. The upper parts comprising the Penthouse, Flats 2 and 3 Old Printing House Square were sold off on long subleases of 215 years from 24th June 1982.

Video: <https://vimeo.com/671528617>

## TENURE

Virtual freehold of 999 years from 25 December 1971. Title number WSX67867.

## TENANCIES

Each unit is held on a personal tenancy at will (tenancy schedule on application). Total rental income **£101,220 per annum**.

## TERMS

Terms and price on application.





## ACCOMMODATION

Unit	sq m	sq ft
1-4		1,115
5		138
6-7		259
8-9		828
10		219
11		339
12		339
13		445
14		290
15		562
16		845
<b>Total</b>	<b>499.7</b>	<b>5,379</b>

Net internal areas (NIA).



## VAT

We are advised that VAT is not chargeable on the rental outgoings.

## BUSINESS RATES

Details on application.

## ENERGY PERFORMANCE CERTIFICATE

The EPC certificate can be produced on request.

## LEGAL COSTS

Each side will be responsible for their own legal costs.

## SERVICE CHARGE & MANAGEMENT

There is an annual management fee and an annual service charge, details on application.

## ANTI MONEY LAUNDERING REGULATIONS 2017

We are legally obliged to undertake Anti-Money Laundering ID and proof of funds checks on prospective purchasers.



## VIEWING & FURTHER INFO

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