



SHOP/OFFICE FOR SALE

- Remainder of Long Lease
- Unallocated Parking
- 100% Rate Relief (STS)
- Suit a Variety of Different Uses STNC

Interested in this property? Please contact us on 01903 792785

STORRINGTON ROAD, THAKEHAM, PULBOROUGH, WEST SUSSEX, RH20 3NA

Location

Located in the large village of Storrington with its comprehensive shopping amenities, restaurants, pubs, and leisure facilities. The premises is situated approximately 13 miles south-west of Horsham and 10 miles north of Worthing. The nearest main line station is Pulborough which is approximately 4.8 miles away and bus services run nearby.

Description

This well presented ground floor premises benefits from a large double frontage, open plan retail/office area with glass partition, kitchen with integrated appliances and WC. Further benefits include a long lease with approximately 81 years remaining and unallocated parking. The property is currently being used as an office but could suit other uses (STNC).

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Total floor area:	688	63.92

Tenure

Long lease is for sale.

Price

Offers are invited in the region of £165,000 for the leasehold.

Business Rates

Business rates to be assessed.

EPC

The property has an EPC rating of C - 48.

VAT

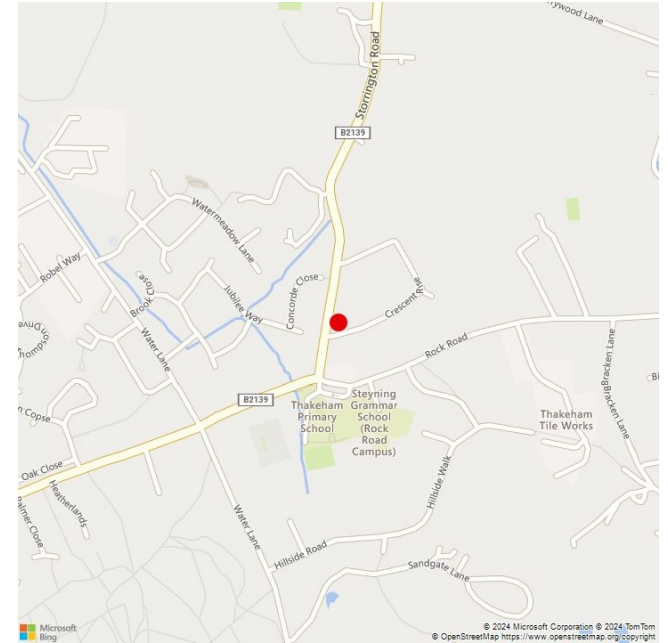
We are informed that VAT is not applicable on the terms quoted.

Use

We understand the premises benefit from Class E use however, we would advise any potential buyer to check with the Planning Department to ascertain if their use is permitted.

Legal Fees

Each party is responsible for their own legal fees in this transaction.



Viewing

Strictly by appointment with Sole Agents,
Jacobs Steel.



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