



## PRIME RETAIL/OFFICE PREMISES FOR SALE OR TO LET

- Busy Thoroughfare
- 100% Rate Relief (STS)
- Centrally Located
- Remainder of 999 year lease

Interested in this property? Please contact us on 01903 792785



# UNIT 1, GATLEY HOUSE, MILL LANE, STORRINGTON, PULBOROUGH, WEST SUSSEX, RH20 4NF

## Location

Situated in the heart of Storrington, a thriving village nestled at the foot of the South Downs in West Sussex. This prime retail/office unit is located within a well-established neighbourhood shopping parade on Mill Lane, offering excellent visibility and foot traffic. Storrington is approximately 9 miles north of Worthing and 15 miles south of Horsham, with easy access to the A24 road, facilitating connections to the wider region

## Description

This attractive ground-floor premises has been renovated to a high standard. The layout comprises a predominantly open-plan retail or office area, with a small kitchen and WC located at the rear. To the front, there is an outdoor seating area that adds to the appeal of the space and enhances its usability for hospitality or customer-focused businesses. The property also benefits from rear access and has been fitted with high-quality LVT flooring throughout.

Convenient access is provided by unallocated parking directly in front of the property, while a pay-and-display car park situated opposite further improves accessibility for visitors. The premises are eligible for 100% small business rate relief, subject to status, offering a significant financial benefit to potential occupiers.

The unit would be well-suited to a variety of uses, subject to the necessary consents (STNC). Fixtures and fittings currently in place may be available by separate negotiation.

## Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Total floor area:	361.66	33.6

## Tenure

Long lease is for sale.

## Price

Offers are invited in the region of £115,000 for the share of freehold interest.

## Rent

Rental offers are invited in the region of £10,000 per annum, exclusive.

## Business Rates

The rateable value from April 2024 provided by the Valuation Office Agency is £7600. The small business rates for the financial year (2024 - 2025) is 47.1p in the £ making the rates payable approx. £3,792.40. However, since the premises have a rateable value of lower than £12,000, occupiers can expect to benefit from 100% rate relief, subject to status.

## EPC

The property has an EPC rating of C - 74.

## VAT

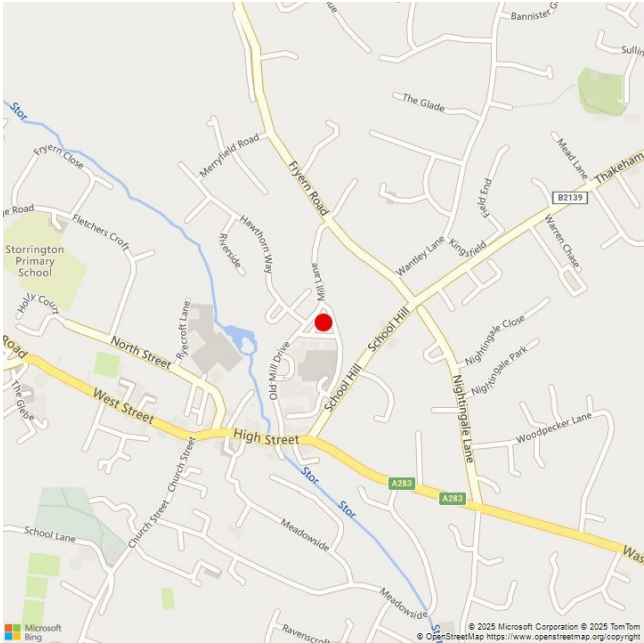
We are informed that VAT is not applicable on the terms quoted.

## Use

We understand the premises benefit from Class E use however, we would advise any potential tenant 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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