



91-93 Lower Street
Pulborough, West Sussex RH20 2BP

TO LET/FOR SALE

GRADE II LISTED E CLASS BUILDING

Total NIA - 98.41 sq m (1,058 sq ft)

Key Features:

- Walking distance of Pulborough train station
- Season ticket parking in nearby car park
- Rear access to off street parking for one car
- Store
- WC and kitchen facilities
- The occupier may be entitled to 100% Small Business Rate relief
- Guide price - £250,000
- Rent - £17,500 pax
- Vacant possession
- New FRI lease





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Location

Pulborough is an attractive rural village on the edge of South Downs National Park located within the Horsham District of West Sussex.

The premises are situated on the south side of Lower Street (A283) with easy access to the A29 linking to Arundel to the south and Billingshurst to the north.

Pulborough railway station is within walking distance, and has an estimated journey time to London of 1 hr 18 mins.

Accommodation

The property comprises a two storey building which is currently configured as a retail unit on the ground floor, with a store, kitchen and WC to the rear, as well as rear access leading to one parking space. The first floor is currently configured as two separate office rooms.

We understand that the property has an approximate NIA of 98.41 sq m (1,058 sq ft).

EPC

To be assessed.

Business Rates

Rateable Value (2023): £7,700.

The occupier may be entitled to 100% Small Business Rate relief.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £17,500 per annum exclusive.

We have also been instructed to market the property with vacant possession and quote a price of £250,000 for the freehold interest, subject to contract.

Legal Fees

Each party to bear their own legal costs incurred.

Anti Money Laundering Regulations 2017

Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

November 2024

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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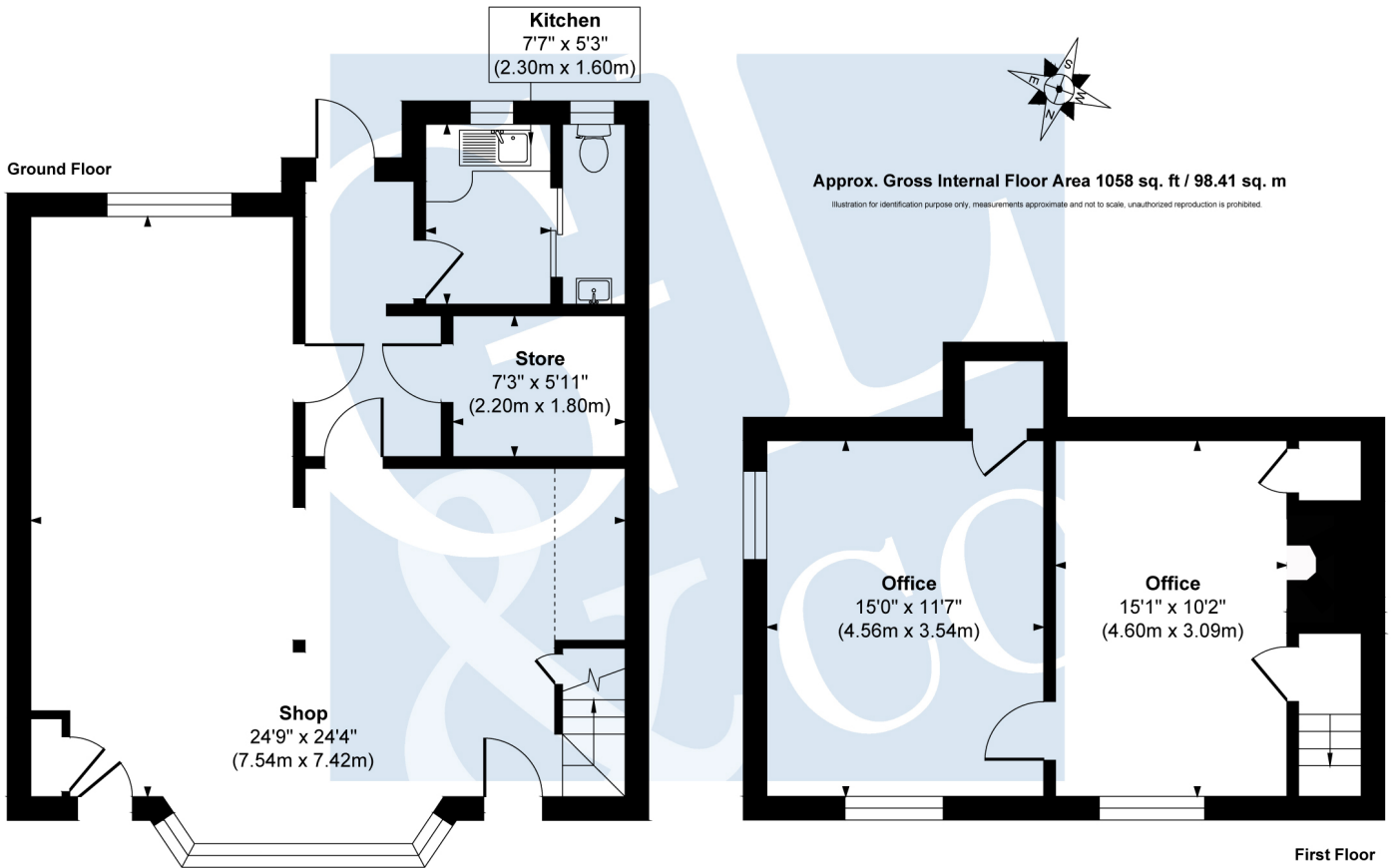
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Floor Plan



For identification purposes only.