



## 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
<b>Total floor area:</b>	<b>688</b>	<b>63.92</b>

## Tenure

Long lease is for sale.

## Price

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

## Business Rates

Business rates to be assessed.

## EPC

The property has an EPC rating of C - 48.

## VAT

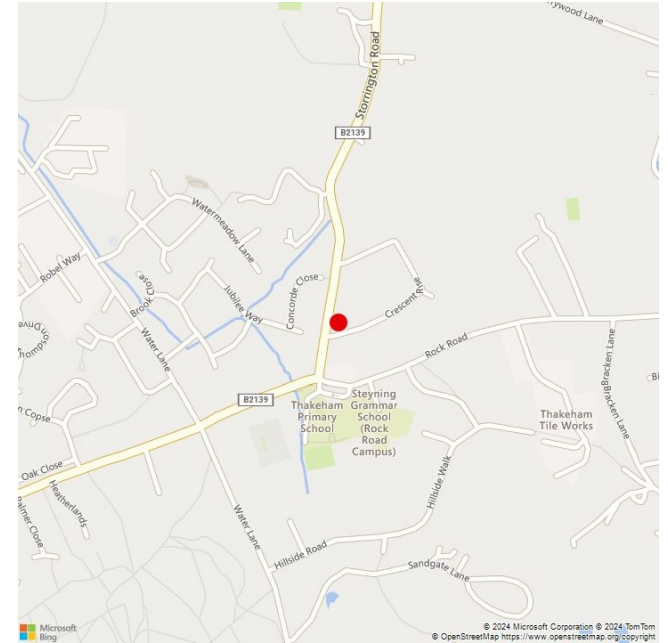
We are informed that VAT is not applicable on the terms quoted.

## 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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