



**INVESTMENT
OPPORTUNITY**

1,835 Sq Ft
(171 Sq M)

GUIDE PRICE: £650,000

Rare Commercial & Residential Investment Opportunity in Historic Arundel

- + Stunning Double Fronted Georgian Property Situated in Main High Street
- + Grade II Listed
- + Potential to Produce £36,250 Per Annum
- + Superbly Presented Vacant 3 Bedroom Flat Over First & Second Floors
- + Filled with Period Features & Walled Rear Courtyard
- + No Onward Chain
- + Viewing Highly Recommended



Location

The historic and beautiful town of Arundel is built around the famous Norman castle and catholic cathedral and is situated on the edge of the South Downs National Park. Arundel is a popular tourist location visited by thousands of people from the UK and around the world. Arundel is situated approximately 9.5 miles northwest of the popular seaside town of Worthing and 12 miles east of the cathedral city of Chichester. Arundel enjoys good road access via both A27 & A259 trunk roads whilst the mainline railway station with its regular services along the southcoast and north to London is approximately 1 mile from the subject property. Tarrant Street, where this property is situated is accessed off the main High Street and is a charming street filled with independent retailers and eateries at one end with residential houses and flats at the other.

Description

A rare opportunity to purchase an impressive and rare Freehold, Grade II Listed, double fronted Georgian property located on Arundel's historic High Street, which has come to market for the first time in 37 years.

The accommodation is arranged over four floors. The ground floor provides an attractive open plan retail unit with access to a basement level and is currently trading as a bookshop.

The residential accommodation has a private entrance to the hallway with stairs leading to the basement, door out to the fully enclosed courtyard garden with staircase up to the first floor.

The first floor accommodation comprises sitting room with High Street views, period features such as ceiling rose, dado rails and fireplace. The kitchen/breakfast room has Castle Views, wood fronted units and space for table and chairs, walk in pantry and exposed beams. The second floor has a large master bedroom with fitted wardrobes and an ensuite shower room. There are two further bedrooms and a family bathroom along with a quirky snug area, which makes a great tv lounge or study.

The walled courtyard garden has wonderful views of the castle turrets making an ideal alfresco entertaining area.

Opportunity

This is seen as a rare opportunity to acquire a substantial freehold premises in the heart of picturesque and historic Arundel. There is potential for a new owner to break up this opportunity whilst there is also potential for rental growth in future commercial and residential lettings. This opportunity would suit owner occupiers or investors alike, and viewing is therefore highly recommended.





Accommodation

Floor / Name	SQ FT	SQM
Basement - Storage	226	21
Ground – Main Retail Area	474	44
First Floor – Kitchen / Dining Room	142	13
First Floor – Lounge	287	27
Second Floor – Bedroom One	279	26
Second Floor – Bedroom Two	198	18
Second Floor – Bedroom Three	106	9
Second Floor - Snug	123	11
Total	1,835	171

Floor Plans



APPROXIMATE GROSS INTERNAL AREA = 2484 SQ FT / 230.8 SQ M
 CELLAR = 226 SQ FT / 21 SQ M
 TOTAL = 2710 SQ FT / 251.8 SQ M
 NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©

Terms

The property is available freehold, subject to the occupational tenancy on the ground floor and vacant possession of the residential flat.

Tenancies

The ground floor retail premises is let on a 5 year FR&I Lease from 25th January 2024 outside the provisions of the 1954 Landlord & Tenant Act (Part II) as amended to a private individual at a passing rent of £14,000 Per Annum. There is a mutual break clause and rent review at the 3rd year anniversary date. A full copy of the Lease is available to serious applicants upon request.

Summary

- + **Guide Price** - £650,000
- + **VAT** – Not To Be Charged
- + **Business Rates** – RV = £15,250
- + **Council Tax Band** – C
- + **Virtual Tour** – Contact Agent For Link
- + **Legal Costs** – Each Party To Pay Their Own
- + **EPC** - D(84)

Viewing & Further Information

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