

# INVESTMENT OPPORTUNITY

## Freehold for Sale

Guide Price £500,000



Total Area: 1479 ft² ... 137.4 m² (Excluding Void)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Created by Jtm 2024



## 1 Tarrant Square, Arundel West Sussex BN18 9DE

This commercial property dates back to the 16<sup>th</sup> Century. In Victorian times it was a candle factory, then in the 1980s it served as tea rooms. The property underwent extensive refurbishment in 2007 and 2010 and was used as an art gallery, and more recently a play centre and coffee shop.

This unique building offers spacious, versatile areas with the potential for a wide range of uses. In addition to the commercial use, the property also previously enjoyed residential accommodation on the first floor.

To the rear there is a small shared courtyard with rear access.

The property extends to approximately 1500 sq. ft. and has previously been let at a rent of £20,000 per annum.

Glyn-Jones

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NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



## 1 Tarrant Square, Arundel BN18 9DE

Guide Price £500,000

**Type:** Freehold Commercial with possible residential accommodation (STPC)

**Local Authority:** Arun District Council

**Heating:** Electric Storage Heating

**Please Note:** Not listed but lies within a conservation area

**Net Internal Area:** Approx. 1479 sq.ft.

**Rateable Value:** £15,500

**Rates Payable:** £8,463 (£7,734.5 small business)

**EPC Rating:** E



*A rare opportunity to acquire a significant historic building in the centre of Arundel Town.*



## Location

The premises are located in a prominent and central position just off the renowned Tarrant Street just a few hundred yards from the High Street. Very much the hub of the town, the property is surrounded by independent retail traders, other restaurateurs and businesses.

The town of Arundel synonymous with its castle and cathedral boasts a 1000 years of history and enjoys an all year round tourist trade with independent shops, contemporary art galleries, restaurants and cafes. A mainline railway station offers easy access to London and the A27 and A29 provide for easy commuting by road.

