



FOR SALE

**Oakapple Premises
Golden Square, Petworth, West Sussex. GU28 0AP**



Key Features

- Freehold for sale with vacant possession
- Possibility to acquire stock at value as part of transaction
- Potential for residential conversion of upper floors subject to usual consents
- Total size 2,465 sq ft (229 sq m) GIA
- Close to the main car park and well located within busy shopping area
- Grade II Listed building
- EPC rating of C 66
- Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses
- May be eligible for small business rate relief
- Price £545,000





Location & Situation

Petworth is a picturesque market town nestled in the heart of the South Downs National Park, just over an hour's drive from London and only 30 minutes from the south coast. Whilst for many years famous for its abundance of antique shops, Petworth has gone through a change in recent years and attracted considerable investment which has funded several new business initiatives including an award winning restaurant, high class delicatessen and bakery, a café and several lifestyle interior design shops. This in turn has encouraged other entrepreneurs to come to Petworth, broadening its appeal to shoppers with high end fashion, food and lifestyle products whilst still retaining its place as the number one destination outside London for antiques hunters. Other Petworth attractions include the National Trust owned Petworth House with its Turner landscapes, the popular music and literary festivals, the highly acclaimed Sussex vineyards and the nearby Goodwood motoring and horse racing events. It is not surprising then that the area has become a favourite location for London buyers seeking a weekend home.

Oakapple is situated in the prime retail area of the town close to several long established shops and on the main pedestrian route from the town's car park.

Communications with London are surprisingly easy with mainline stations at Haslemere (8 miles, Waterloo 60mins.) and Pulborough (5 miles, Victoria 70 mins.) The A3 (M) is within a 14 mile drive.





Description & Accommodation

Oakapple is a Grade II listed building dating from the 1700's with elevations of painted brick under a clay tiled roof. The property has been run as a successful interiors, homeware and lighting shop for almost 30 years and the current owners are now retiring. The Property has a wealth of exposed beams, wooden floors and open fireplaces which provide the perfect back drop for a high end retail outlet although the building was formerly a restaurant and this among other uses including residential on the upper floors may be possible subject to the usual planning consents.

There is a small flying freehold within the building.

Mains water, electricity and drainage.

The property has a GIA of 2,465 sq ft (229 sq m) and the property has the following NIA floor areas:

Area	Sq ft	Sq m
Ground Floor	826 sq ft	76.75 sq m
First Floor	388 sq ft	36.08 sq m
Second Floor	255 sq ft	23.65 sq m
Lower Ground Floor	525 sq ft	48.75 sq m
Total	1,994 sq ft	185.23 sq m





Rateable Value

Rateable Value (2023): £14,000

The occupier may be entitled to some Small Business Rate relief, which can range from 92% to 8% saving.

Interested parties should make their own enquiries to satisfy themselves of their business rates liability.

EPC

We understand the property has an EPC rating of C (66).

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.





FLOOR PLAN - For identification purposes only





Terms

We have been instructed to market the property with vacant possession and quote a price of £545,000 for the freehold interest subject to contract.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

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

Anti Money Laundering Regulations 2017

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.



Further Information

Please contact the joint sole agents Flude Property Consultants:

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