



FOR SALE

Unit 2, Old Station Yard
Station Road, Petworth, West Sussex GU28 0JF



Key Features

- Freehold with vacant possession
- Parking for approx 12 vehicles
- Ground floor light industrial space
- First floor office accommodation
- Wall mounted A/C
- LED lighting throughout
- Double glazed windows
- Close proximity to the A272

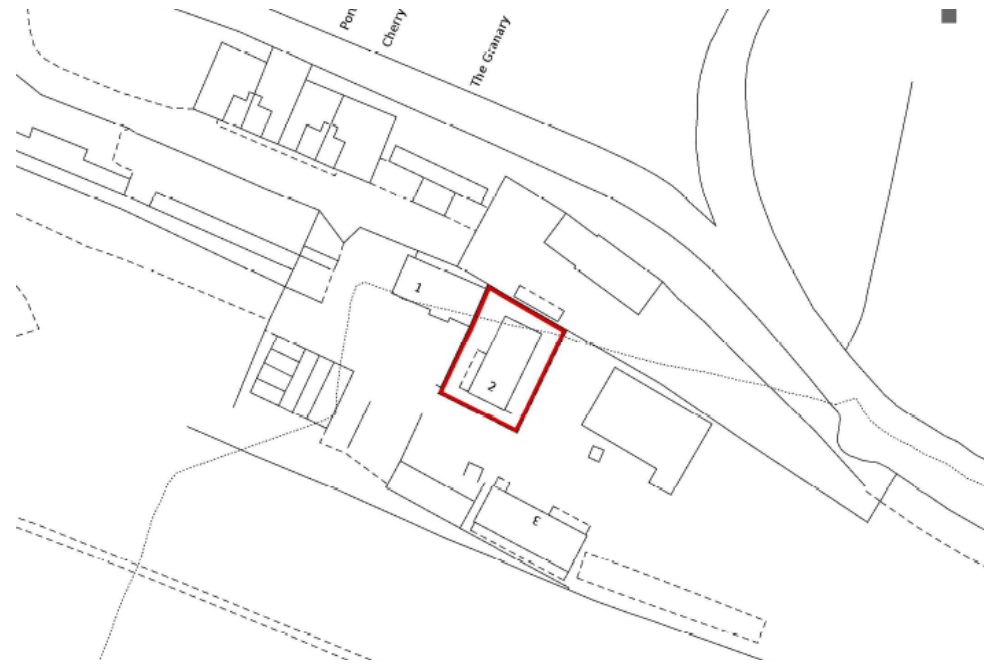
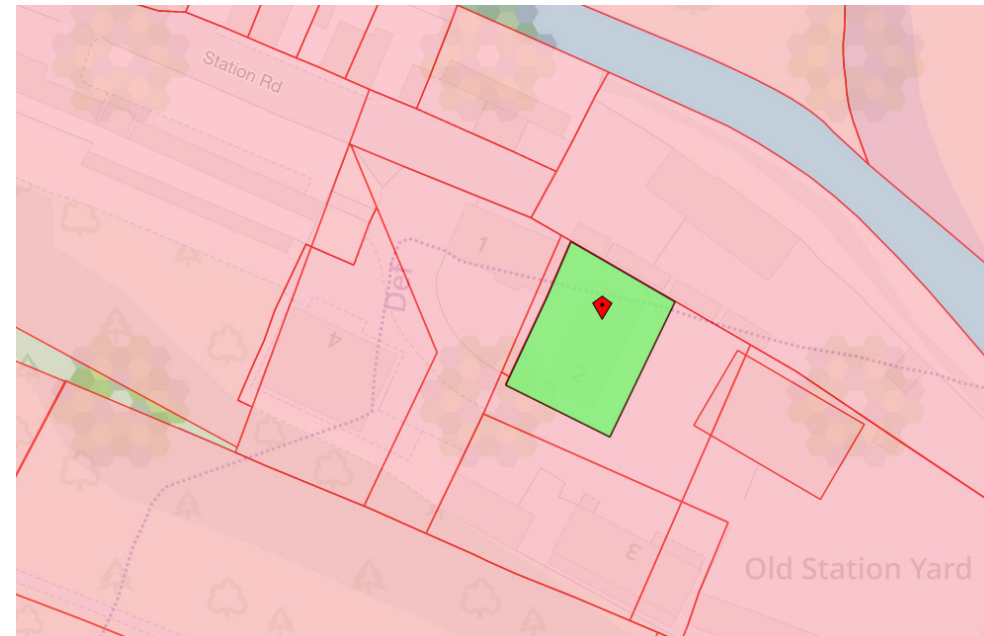




Location

Petworth is an attractive market town located at the junction of the A272 between Billingshurst and Midhurst, and the A383 between Chichester and Guildford.

Old Station Yard accessed from the A285, and is located approximately 1.5 miles directly south of the centre of Petworth and its local amenities. The site also adjoins the former Petworth railway station, now converted into a popular hotel/B&B.





Description & Accommodation

The property comprises of a detached two-storey business unit formed over ground & first floor. The ground floor is configured as light industrial space, benefitting from concrete floors, double timber loading doors, internal electric roller shutter door, pedestrian entrances, W/C & kitchen. At first floor level the accommodation is divided into three main areas by glass & stud partitioning, with further kitchenette & W/C. The property benefits from A/C, LED lighting and double glazed windows throughout. There is also an oil heating system in the building.

Externally the property has the benefit of parking for approximately 12 vehicles wrapping around the building.

The access road to the estate from Station Road is shortly due to be resurfaced (June 2024).

The accommodation has the following approximate floor areas (GIA):

Area		
Ground Floor	1,806 sq ft	167.78 sq m
First Floor	1,355 sq ft	125.88 sq m
Total	3,161 sq ft	293.63 sq m





Rateable Value

Rateable Value (2023): £22,500.

Rates Payable: Approx £11,227.50 per annum exclusive

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

EPC

We understand the property to have an EPC rating of B.

Planning

The property has most recently been used for the purposes of B1/B8 uses though it's felt the building could be suitable for a variety of uses, subject to necessary consents.

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





Terms

We have been instructed to market the property with vacant possession and quote a price of £425,000 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 sole agents Flude Property Consultants:

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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.

May 2024

