



FOR SALE

Exchange House
Petworth, West Sussex. GU28 0BF



Key Features

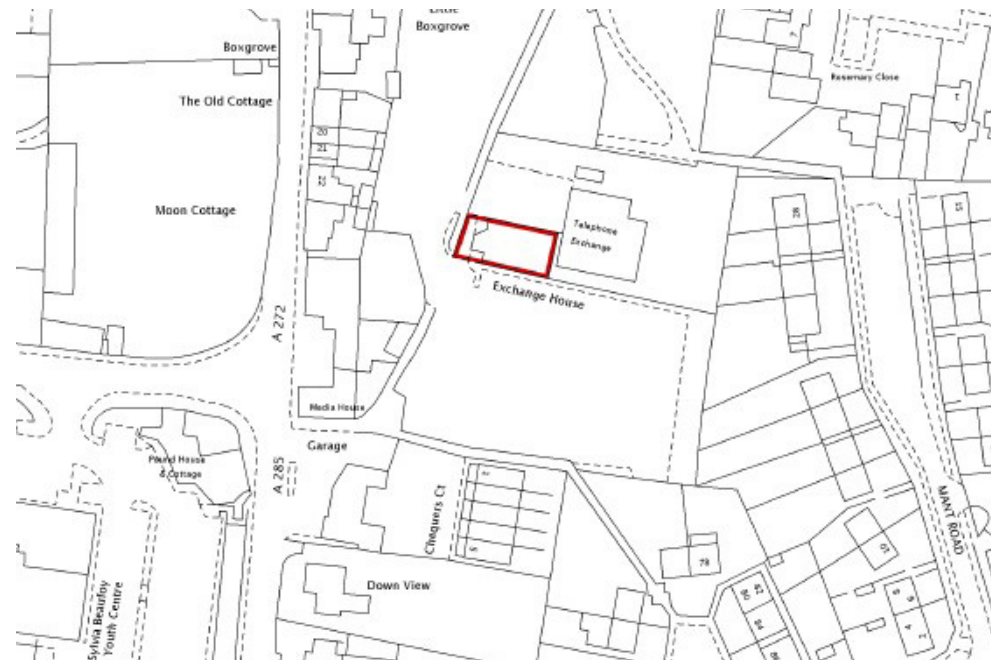
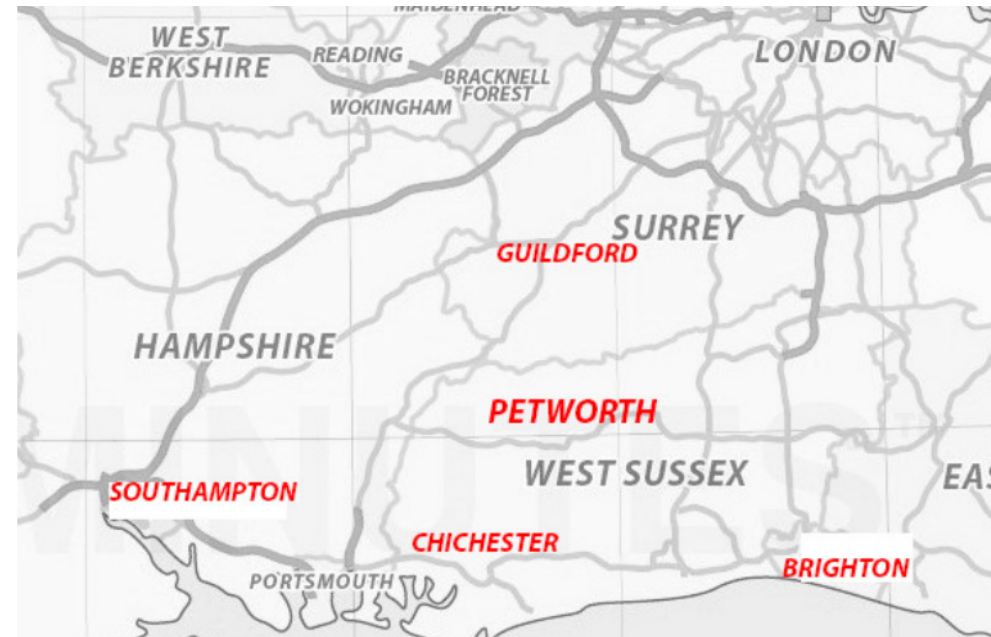
- Petworth is an attractive market town within the South Downs National Park
- Central position close to public car parks, shops and other amenities
- Rare self-contained three storey office building, plus basement in Petworth
- Total size 456.72 sq m (4,916 sq ft)
- Freehold with vacant possession
- Price guide £775,000 subject to contract
- Passenger lift
- Majority open-plan
- Would suit owner occupiers looking for uses such as offices/ financial services/health and medical services/education/retail subject to the necessary consents





Location & Situation

Petworth is an attractive market town located at the junction of the A272 between Billingshurst and Midhurst, and the A383 between Chichester and Guildford. The property is situated within the main public car park, which is a short distance from the town centre. Season ticket parking is available in this car park.





Description & Accommodation

The property comprises a detached office/E Class building arranged over ground, first and second floors, plus a basement. The basement was originally designed for parking, but the restricted ramp access makes it only suitable for small cars. The basement is currently used for storage, due to the location of the building in a car park, but could be converted to provide additional office/E Class accommodation.

The accommodation benefits from air conditioning and accessible raised floors together with a lift.

We have measured and calculate the accommodation to have the following approximate net internal floor area of:

Floor	Sq ft	Sq m
Upper Ground Floor	1,301 sq ft	120.84 sq m
First Floor	1,380 sq ft	128.23 sq m
Second Floor	735 sq ft	68.28 sq m
Sub Total (NIA)	3,416 sq ft	317.35 sq m
Basement (GIA)	1,500 sq ft	139.37 sq m
Total (NIA/GIA)	4,916 sq ft	456.72 sq m

Please see link to Matterport -
<https://my.matterport.com/show/?m=XgH2CF4wfCC>





Rateable Value

Rateable Value (2023): £37,000.

EPC

We understand the property has an EPC rating of C(73).

Planning

We understand the premises benefits from a B1 (a) Office use under the Town & County Planning (Use Classes) Order 1987, as amended.

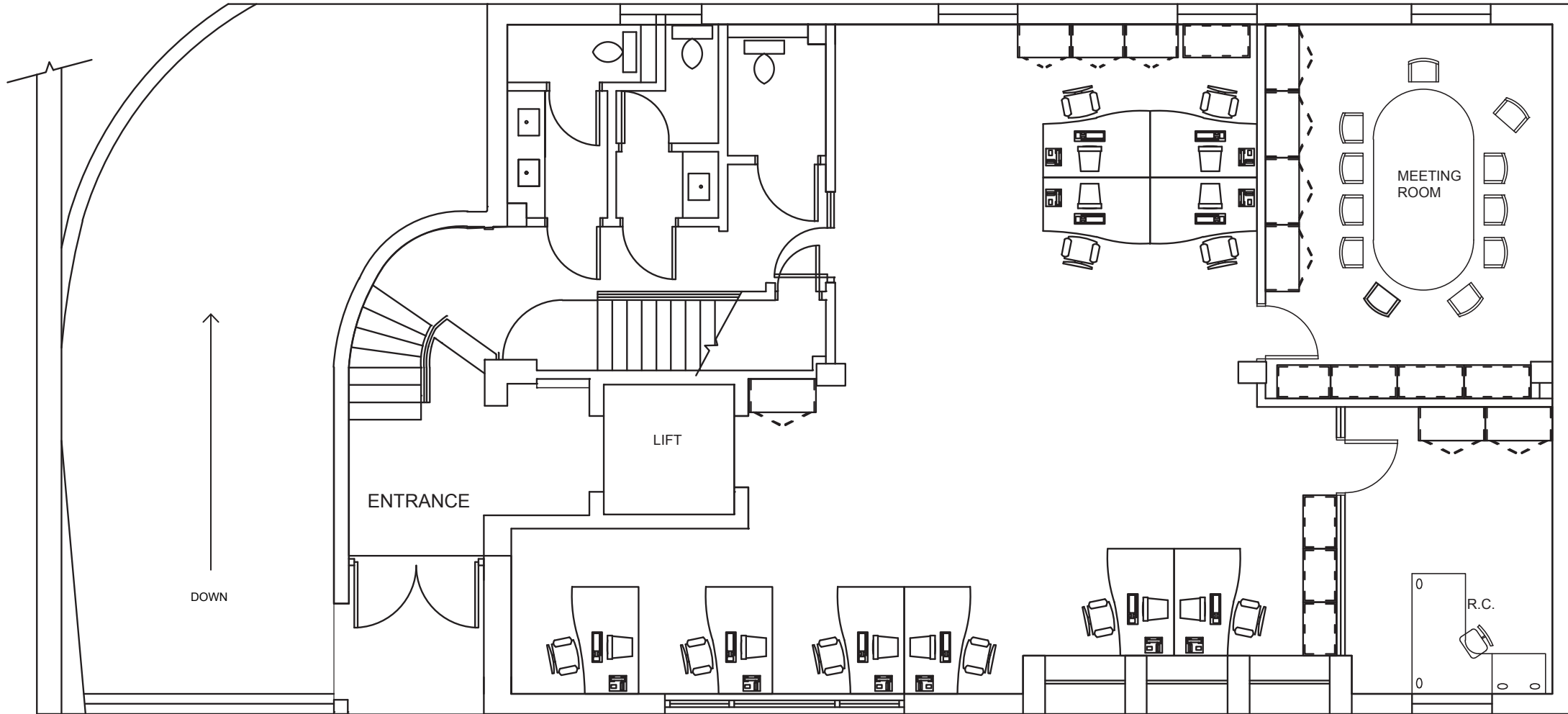
A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

As the property lies within the South Downs National Park where there are more restrictions, interested parties should make their own planning enquiries and satisfy themselves in this regard.

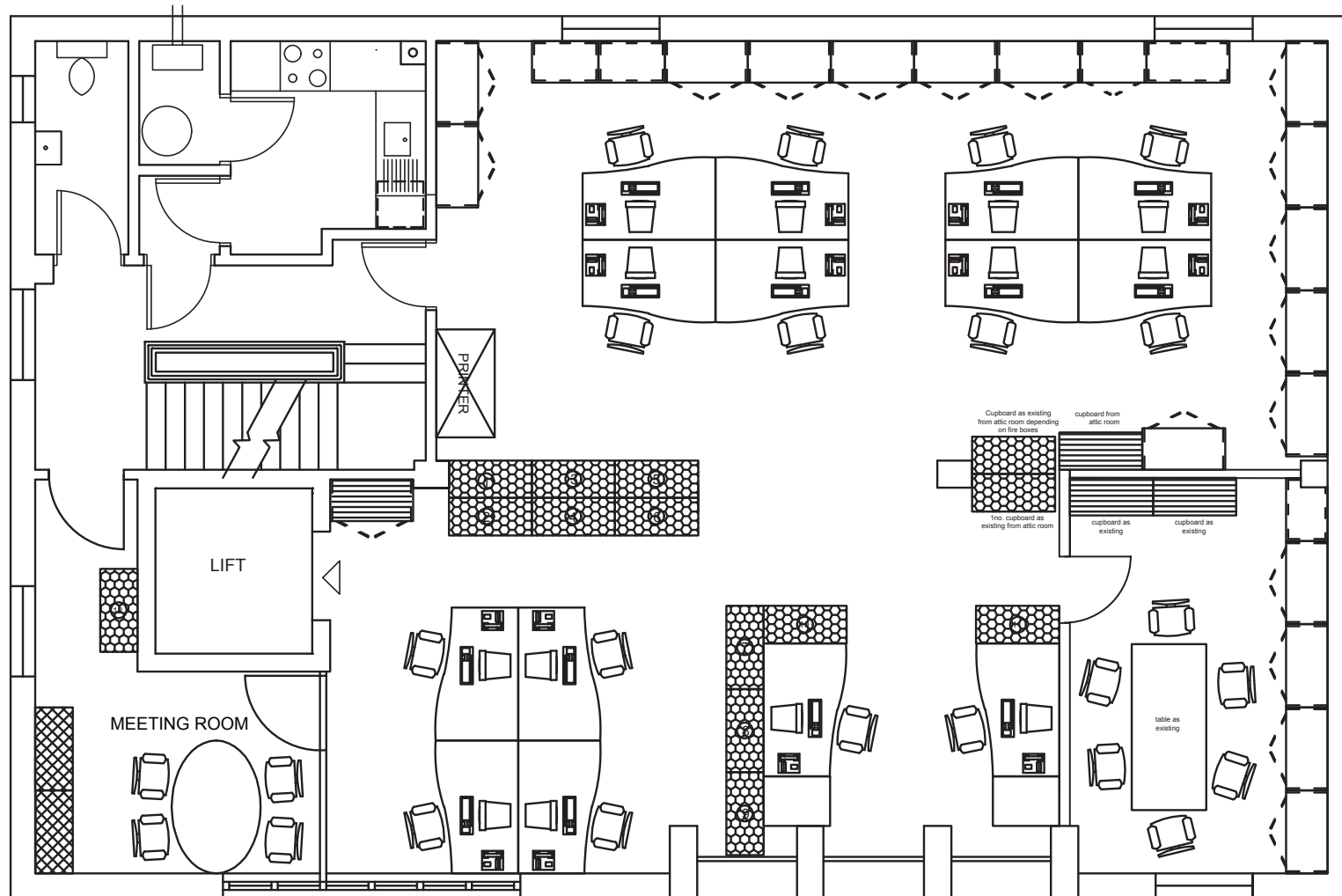




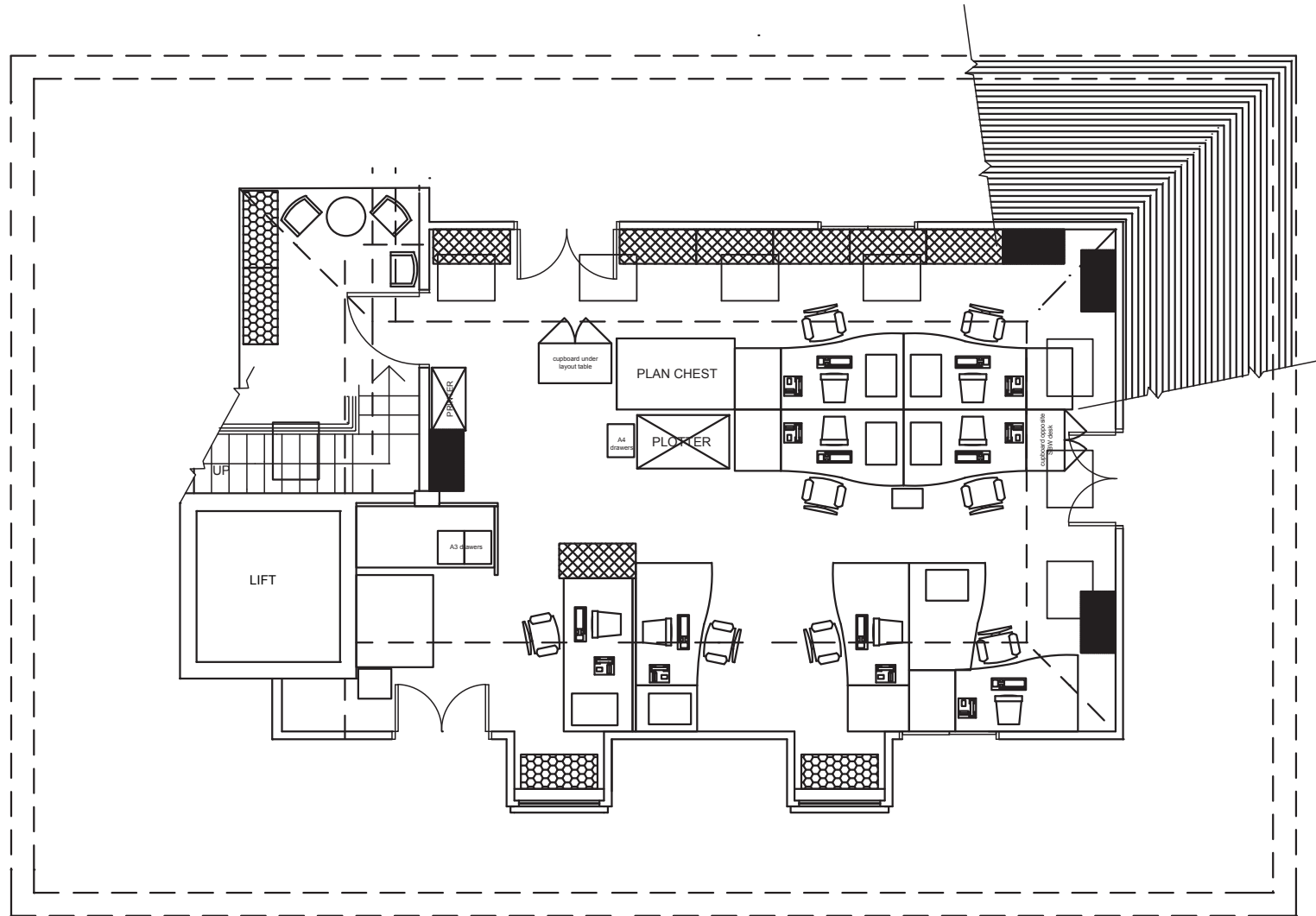
Maps and Plans are for identification only



Ground Floor



First Floor



Second Floor



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Tenure

Freehold

Terms

We have been instructed to market the property with vacant possession and quote a price of £775,000 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.

March 2024

