



HAMLIN SMITH

£11,400PA

## HIGH STREET, HENFIELD

Opportunity to lease a well-presented ground floor commercial premises occupying a prominent position on the ever-popular Henfield High Street. Extending to approximately 350 sq ft of bright and versatile accommodation, the property occupies the ground floor of an attractive period building and offers an ideal opportunity for a variety of businesses.

- Commercial premises
- High Street location
- 350sqft of internal space
- New lease available
- Immediate occupation





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The accommodation comprises a spacious open-plan commercial area, together with a kitchenette and WC facilities. The premises is suitable for a wide range of business uses including professional offices, consulting rooms, boutique retail, beauty or wellness services, studio space and other commercial enterprises, subject to any necessary consents.

Positioned in the heart of the thriving village of Henfield, the property enjoys excellent visibility on the High Street amongst a vibrant mix of independent retailers, cafés and professional businesses. Henfield's excellent road links provide convenient access to Brighton, Horsham, Worthing and the A23, making it an attractive and accessible location for both businesses and clients.

This charming period property combines character, flexibility and an outstanding village centre location, making it a rare opportunity for purchasers seeking commercial premises with long-term potential.



Ground Floor

Total floor area: 33.3 sq.m. (350 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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