



UNIT 3 GATLEY HOUSE, MILL LANE, STORRINGTON, WEST SUSSEX, RH20 4NF

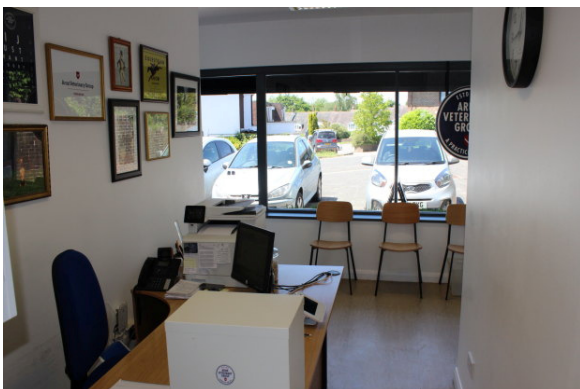
- **D1 (CLINIC USE) OR A1, A2, B1 USES SUBJECT TO PLANNING**
- **SHOP WITH FORECOURT PARKING IN STORRINGTON VILLAGE CENTRE**
- **TO LET OR FOR SALE DUE TO RELOCATION**
- **293 SQ FT (27.21 m²) PROMINENT VILLAGE CENTRE LOCATION**

Colyer Commercial
CONSULTANT SURVEYORS

Location

Storrington is a thriving large village in a picturesque setting at the foot of the South Downs, conveniently close to the Horsham/Worthing A24 and motorway networks, yet it still retains a village atmosphere.

There is a mainline station in Pulborough, approximately six miles to the west. Storrington has comprehensive shopping facilities including a Waitrose Supermarket, restaurants, cafes including Costa Coffee, banks, primary and middle school, churches, a modern doctors' surgery, dental practices, opticians and a library. The property is located directly opposite a large public car park.



Description

The accommodation comprises a retail area to the front of the property and accessed from the main entrance. There is a separate consultation room/office, which could be re-modelled as there is only a stud partition wall that could be removed or altered.

Outside there is level access to the property, which is set within a retail block of three units within an attractive building with tile hung and brick elevations. There is a private door to the rear.

- WC facilities
- Mains water, electricity and drainage
- Parking area - communal
- Kitchen facilities

Floor Areas

We have measured the premises on a net internal floor area basis as follows:

	Sq m	Sq ft
Retail Area	14.86 m ²	160 sq ft
Consultation room/ office	12.35 m ²	133 sq ft
Total floor area	27.21 m²	293 sq ft



Terms

The property is available to Rent or to Buy.

The premises are available to rent on a new full repairing and insuring lease for a term to be agreed.

Alternatively the long leasehold interest is also available to purchase. The term is 999 years from 14th February 1991 with a rent of a peppercorn.

Rent

£11,500 per annum exclusive of rates.

Price

Guide Price of £120,000.

Planning

We understand that the property has been used as a Veterinary Surgery Use (D1 Non Residential Institution) since 1969.

Permitted change will be allowed for a change of use to A1, A2 or B1 uses for up to two years, subject to prior notification of the local planning authority.

VAT

The property has not been elected for VAT.

EPC

The EPC rating is C 70.

Business Rates

We have been informed by the Local Rating Authority that the premises are assessed as follows:

Rateable value:	£6,200
UBR (2017/2018)	46.6p in the £

100% business rates relief maybe applicable to these premises. We advise that you contact the Local Rating Authority for confirmation of the actual amount payable.

Legal Costs

Each party to be responsible for their own legal costs.

Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

STRICTLY BY APPOINTMENT WITH LETTING AGENTS

TIM SHEPHERD

01403333921 or 07921056072

tshepherd@colyercommercial.co.uk

JO PARRY

01403275275

jparry@colyercommercial.co.uk

