



SANDHILL BARN, SANDHILL LANE, WASHINGTON, WEST SUSSEX, RH20 4TD

- **COMMERCIAL BARN TO LET VERY CLOSE TO A24 JUNCTION**
- **ATTRACTIVE CONVERTED BARN- APPROX 1,089 SQ FT (101.17 m²)**
- **RETAIL SHOWROOM USE/ COMMERCIAL USES CONSIDERED**

Colyer Commercial
CONSULTANT SURVEYORS

Location

Washington is located in rural West Sussex, at the foot of the South Downs National Park and close to the villages of Steyning and Storrington.

The premises are located at the end of Sandhill Lane and with quick access to the A24 dual carriageway.

Description

The property comprises an attractive converted barn which provides open plan accommodation. The property has been fitted to a good standard and benefits from the following amenities:

- Large boardroom or office with glass partition
- Alarm system
- Electric & radiated hanging heaters.
- Wood Floor
- Fitted kitchen area and WC facilities
- Parking for 3 vehicles and visitor bays

Floor Areas

The property has the following approximate net internal floor area:

Floor	Sq m	Sq ft
Ground floor	96.80 m ²	1,042 sq ft
Kitchen	4.31 m ²	46.38 sq ft
Total floor area	101.17 m ²	1,089 sq ft

Terms

The premises are available to rent on a licence agreement at a quoting rent of £16,200 per annum inclusive of water rates, building insurance and outside public liability insurance.

VAT

VAT is not chargeable on the terms quoted.

Business Rates – 100% Small Business Rates Relief maybe applicable

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

Rateable value: £8,900
UBR (2024/2025) 49.9 p in £

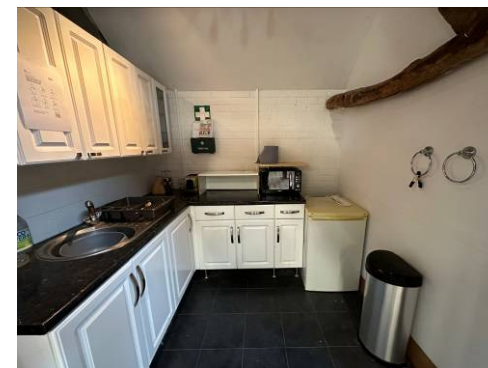
We advise that you contact the Local Rating Authority for confirmation of the actual amount payable. The rates payable may be subject small business rates relief for eligible occupiers.

EPC Rating

An EPC has been ordered and will be available shortly.

Use

The location is considered a retail destination with other retail users being located at the site including a beauty salon, picture framing shop, fishing tackle shop and curtain workshop. Alternative uses would be considered falling within class E of the Town & Country Planning Act.



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 SOLE LETTING AGENTS

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