



3 LOWER STREET, PULBOROUGH, WEST SUSSEX, RH20 2BH

- **PROMINENT COMMERCIAL PREMISES**
- **FREEHOLD FOR SALE / MAY LET**
- **BENEFITS FROM AN A4 (DRINKING ESTABLISHMENTS) USE**
- **GROUND FLOOR: 48.77 SQ M (525 SQ FT)**

Colyer Commercial
CONSULTANT SURVEYORS

Location

The property is situated in a highly visible location at the junction of Lower Street (A283) with The London Road (A29). The centre of Pulborough, along with the railway station are both within close walking distance.

Description

The premises comprise a modern single storey retail unit with return frontage, until recently used as a bar, and considered suitable for a wide variety of uses subject to any necessary planning consent.

The ground floor provides mainly open plan space with 2 WC's to the rear. There is a basement accessed via a trap door which has been used for storage purposes, although the head room is restricted.

- Fire alarm and emergency lighting
- CCTV
- Single phase electricity
- Air conditioning cassette
- Fitted bar are
- Male and female WC's

Floor Areas

The unit has the following approximate net internal floor area:

	Sq m	Sq ft
Ground Floor	48.77 m ²	525 SQ FT

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.

Tenure

The property is available by way of a sale of the freehold interest. The vendor may also consider a new lease to be granted on terms to be agreed.

Rent

£10,000 per annum exclusive.

Price

Offers in excess of £100,000 for the freehold interest.

Business Rates – 100% Small business rates relief is available, subject to status.

The rateable value as advertised by GOV.UK is as follows:

Rateable value: £9,500
UBR (2024/2025) 49.9p in the £

We recommend that interested parties contact Horsham District Council to verify the rates payable.

EPC

An EPC has been ordered and will be available shortly.

VAT

VAT is NOT chargeable on the terms quoted.

Planning Use

The premises benefit from Class A4 (Drinking Establishments) Use, following a planning approval in 2018. Alternative uses will be considered subject to obtaining planning consent.



STRICTLY BY APPOINTMENT WITH JOINT SOLE LETTING AGENTS

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