EXCELLENT CAR SHOWROOM / RETAIL / REDEVELOPMENT OPPORTUNITY

London Road | Pulborough | Horsham | West Sussex | RH20 1AR

Future potential for alternative uses, subject to planning consent

2.8 Acres - 23,499 sq ft GIA

FREEHOLD FOR SALE

Vail Williams

MAIN SITE AREA APPROX
2.8 Acres (1.13 Hectares)

SUMMARY

- Car dealership site with two main detached buildings comprising car showrooms, offices & workshops.
- Main site area approx 2.8 acres (1.13 hectares) level site.
- Significant car parking, with car display, car storage and customer parking on site for over 100 cars.
- Total internal areas 23,487 sq ft (2,182 sq m).
- Frontage onto London Road of 476 ft (145 metres) being highly visible from passing traffic (both ways) and unrestricted vehicular access.
- Approx. 14,000 vehicle movements daily.
- Potential for redevelopment (commercial, residential, care, retirement or mixed uses) subject to planning consent.
- Rare commercial opportunity located in an affluent and popular area of West Sussex.
- Available due to relocation – business unaffected.
- Freehold For Sale - Price on application.

PROPOSAL

Unconditional offers for the freehold interest are sort but consideration given to subject to planning offers.

LOCATION & SITUATION

Pulborough is located within the Horsham district of West Sussex. It is located almost centrally within West Sussex and is 50 miles south west of London and approximately 15 miles north east of Worthing. It is at the junction of the north-south A29 and the east-west (A283) roads.

The property is situated on the east side of London Road (A29), to the south of New Place Road on the northern edge of the village. Pulborough railway station is approximately one kilometre (1/2 mile) to the south of the property.

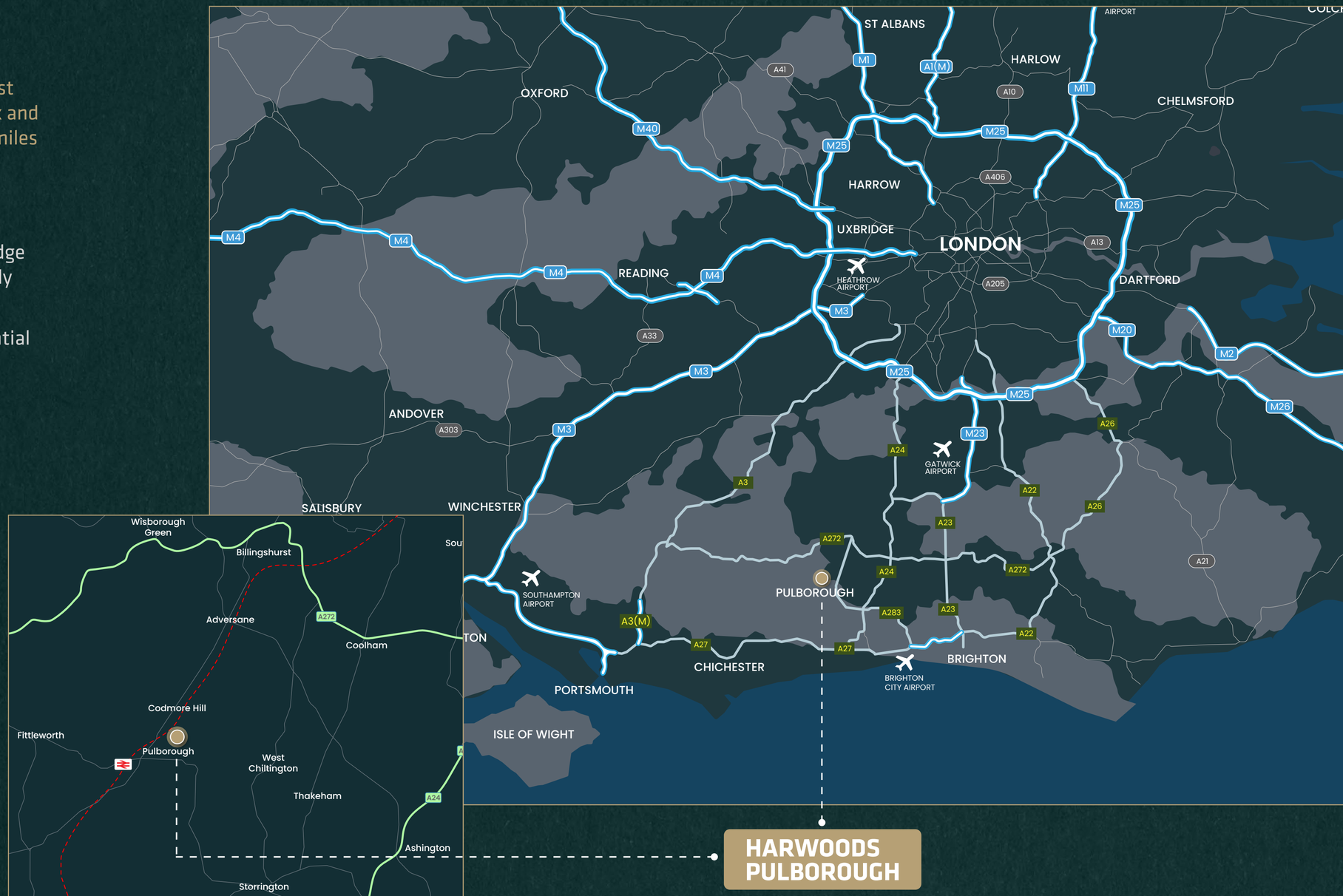
The surrounding area is of mixed commercial and residential uses. Nearby occupiers include Tesco Superstore, Elite Garages, Caremark Care and Sainsbury.

ROAD	Drive Time (mins)	Distance (miles)
Horsham	28	14.2
Chichester	33	17.2
Petersfield	41	22.6
Brighton	45	23.1
Portsmouth	50	34.8
London	90	49.6

AIRPORT	Drive Time (mins)	Distance (miles)
Brighton	35	17.9
Gatwick	40	27
Heathrow	60	50
London City	90	63

RAIL TERMINALS	Travel Time (mins)
Chichester	33
Portsmouth	63
London Victoria	83

* From Pulborough Train Station



ACCOMMODATION

Southern Buildings (formerly Bentley)	SQ FT	SQ M
Showroom	3,345	310.76
Showroom Offices	2,678	248.79
Workshop/MOT areas	774	71.91
Parts Reception/Office/Shop/Stores	2,821	262.08
Mezzanine	3,272	303.98
TOTAL	**12,890**	**1,197.52**

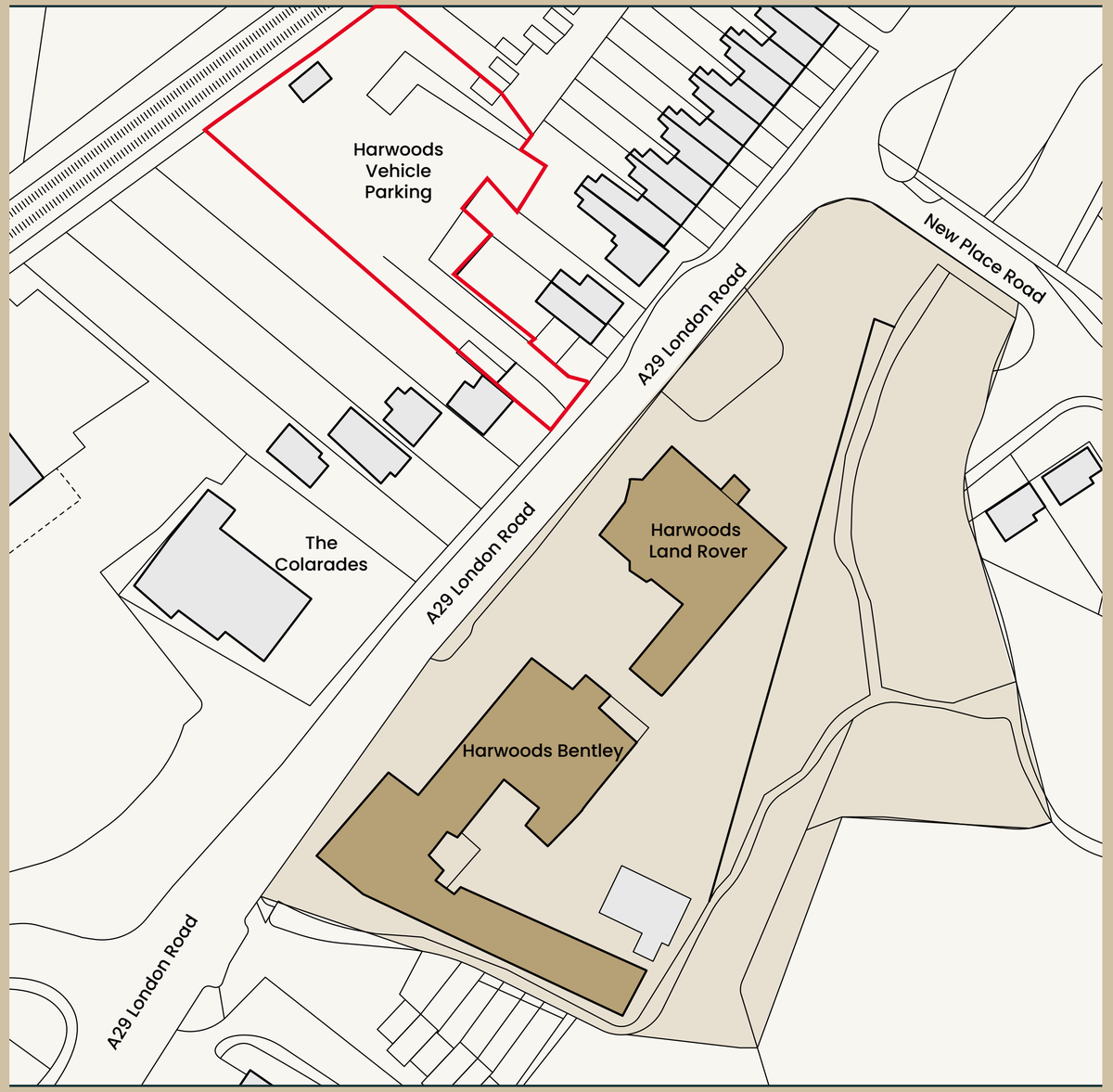
Approximate GIA

Northern Buildings (formerly Land Rover)	SQ FT	SQ M
Showroom	3,161	293.67
Showroom Offices	497	46.17
Workshop	2,745	255.02
Workshop/MOT areas	504	46.82
Mezz office/stores/staff areas	954	88.63
Parts Stores	1,203	111.76
Sub Total (Internal)	**9,064**	**842.07**
Covered Valeting	1,545	143.54
TOTAL	**10,609**	**985.61**

Approximate GIA

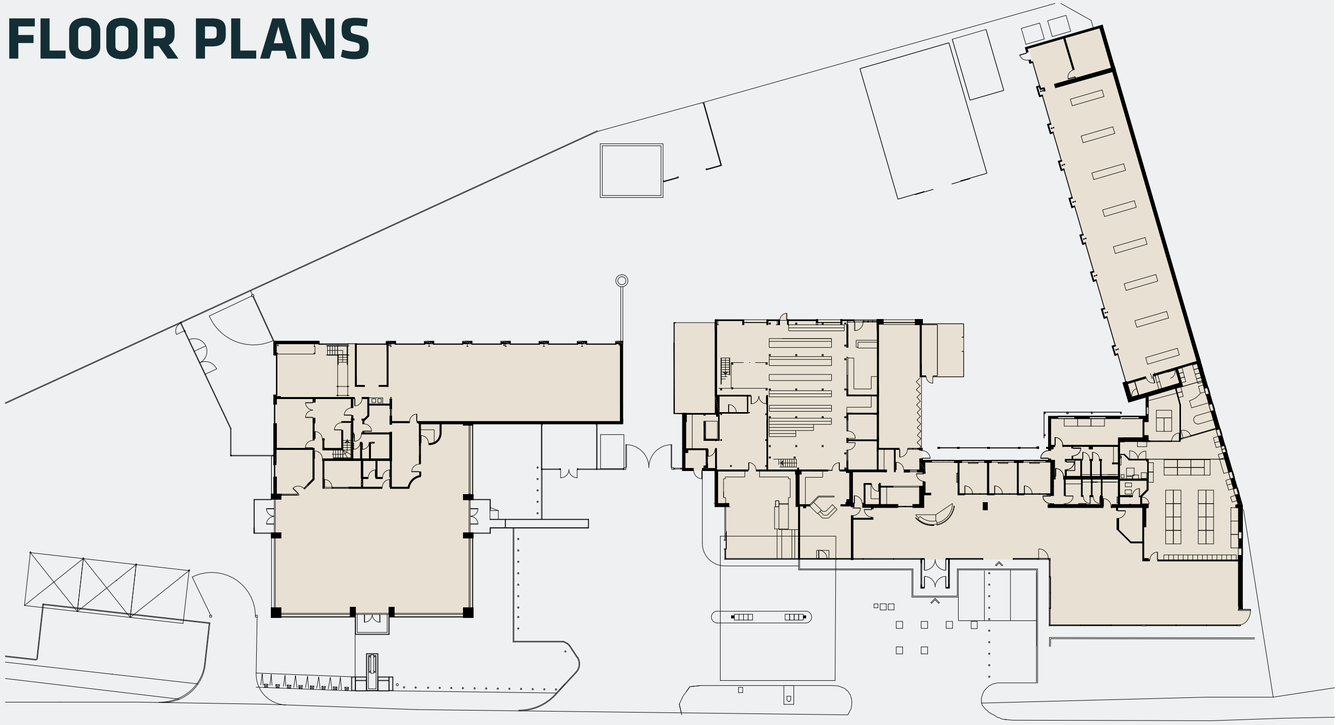
TOTAL (Southern & Northern Buildings)	23,499	2,183.13

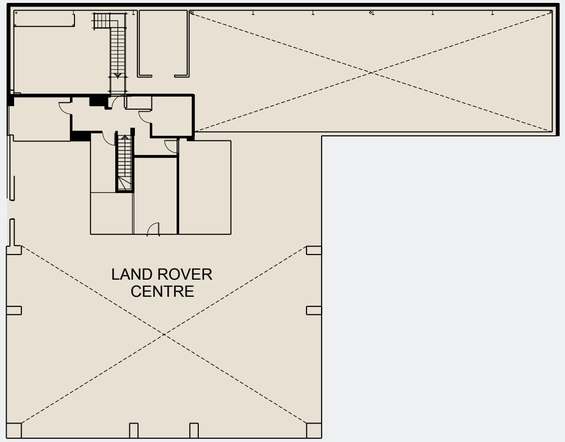
SITE PLAN



Vehicle Parking outlined in red is available by separate negotiation

FLOOR PLANS





For indicative purposes only

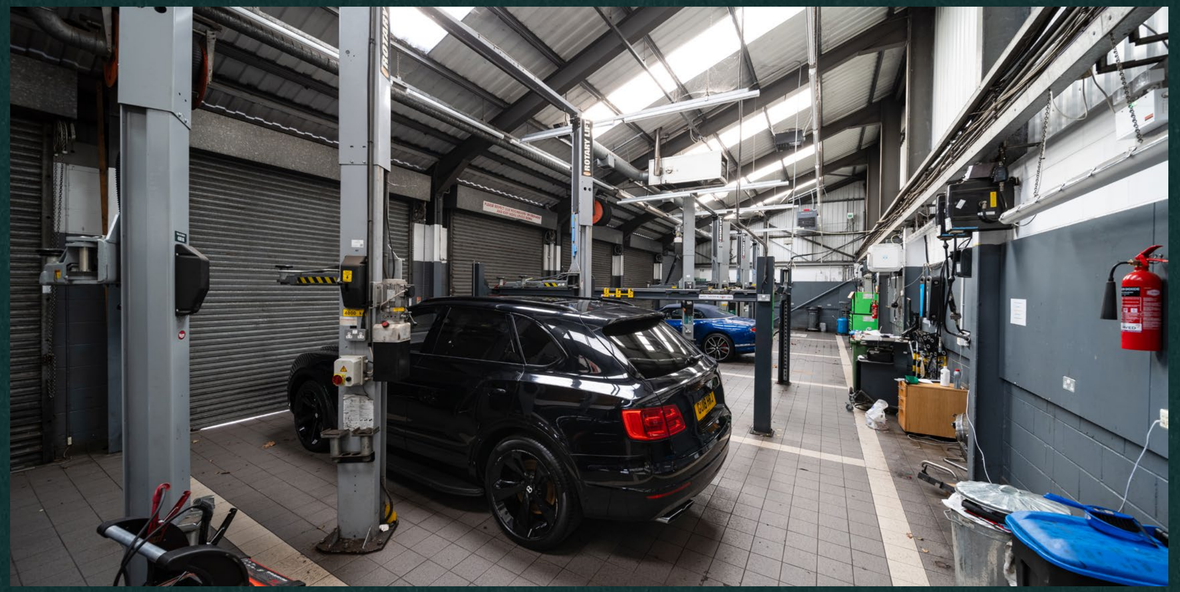
TENURE

Freehold for sale.

The main car dealership properties are held freehold under title numbers **WSX328250 and WSX217035.**

There is a substation in the centre of the site, held under title number **WSX300476.**

N.B. Our client also owns a yard on the opposite side of the road which has been used as car storage and is held under separate ownership/title. This yard is approx 0.84 acres and can be sold by separate negotiation, further details upon request.



BENTLEY
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FURTHER INFORMATION

RATEABLE VALUE
The premises has a current Rateable Value: Car Showroom and Premises £342,500

EPC
EPCs are available in the dataroom.

DATA ROOM
Data room access is available on request via Vail Williams.

PLANNING
We understand that the property has a sui generis use, we advise interested parties to make their own enquiries on planning use for their intended use for the site.

VAT
We understand the property is not elected for VAT.

INSPECTIONS
Inspections are by appointment only and can be arranged by contacting a member of the Vail Williams team below.

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