

FOR SALE

VILLAGE RETAIL INVESTMENT FREEHOLD FOR SALE

143 Lower Street, Pulborough, RH20 2BX



Summary

Available Size	325 sq ft
Price	Offers in the region of £95,000
Business Rates	Rateable Value of £4,700 with a UBR of 49.9 p in £. 100% small business rates relief is available subject to status
EPC Rating	C (65)

Location

Pulborough is a village situated within the South Downs National Park, accessed from the A29. The premises are located on the southern side of Lower Street, (the A283) the main thoroughfare through the village. Pulborough offers a variety of independent retailers including amongst others a coffee shop/café, a florist, a wine merchant and Pulborough Stores. Situated in the centre of Pulborough with village car park and railway station within close walking distance.

Description

The premises comprise a single storey, double fronted retail premises with an element of glazed return to both sides and is currently in use as an estate agency office.

Accommodation

The accommodation comprises the following approximate net internal floor areas:

Description	sq ft	sq m
Total	325	30.19

Tenure

The premises are available by way of a sale of the freehold investment, subject to the existing tenancy.

Tenancy

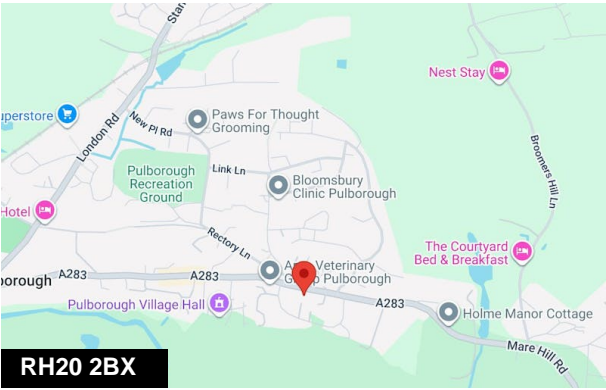
The premises are let to two individuals by way of a 5 year lease outside of the Landlord & Tenant Act from 01 October 2025, at the current rent of £8,000 per annum exclusive. There is a break clause from either party on 01 April 2028, subject to providing at least 3 months prior written notice.

VAT

VAT is not applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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