

FOR SALE

**CRICK
MAY**
CHARTERED SURVEYORS

VILLAGE RETAIL INVESTMENT FREEHOLD FOR SALE

42A & 42B Lower Street, Pulborough, RH20 2BW



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Summary

Available Size	618 sq ft
Price	Offers in excess of £200,000
Business Rates	42A has a Rateable Value of £4,550 and 42B a Rateable Value of £4,600. Both have a UBR of 49.9 p in £. 100% small business rates relief is available subject to status

EPC Rating	Property graded as B-C (48-52)
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Location

Pulborough is a village situated within the South Downs National Park, accessed from the A29. The premises are located on the northern 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. The shops can be accessed from the nearby public car park via footpath in Barn House Lane.

Description

Premises comprise two units, both providing a split-level ground floor retail area together with an office, store and WC at first floor level.

Accommodation

The accommodation comprises the following approximate net internal floor areas:

Description	sq ft	sq m
42A Ground Floor	182	16.91
42A First Floor	145	13.47
42B Ground Floor	174	16.17
42B First Floor	117	10.87
Total	618	57.42

Tenure

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

Tenancies

42A - Let to an individual by way of a 15 year lease outside of the Landlord & Tenant Act from 01 January 2024, at a rent of £7,500 per annum exclusive. There is a break clause for both parties on 1 January 2026 and 01 June 2034.

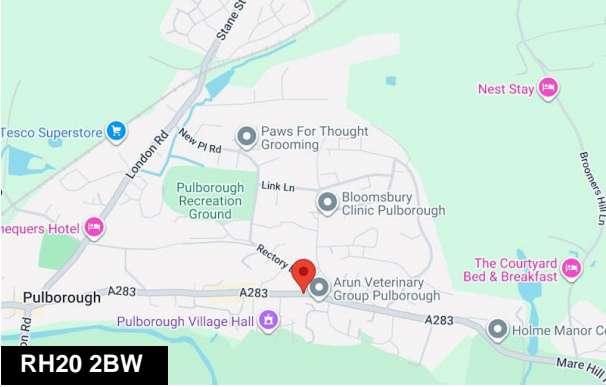
42B - Let to an individual by way of a 5 year lease outside of the Landlord & Tenant Act from 01 December 2024, at the current rent of £8,250 per annum exclusive. There is a break clause for both parties and an upward only rent review, both on 01 June 2027.

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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