

FOR SALE

**FREEHOLD INVESTMENT
58.62 SQ M (631 SQ FT)**

15 New Street, Petworth, GU28 0AS



Summary

Available Size	631 sq ft
Price	Offers in the region of £200,000
Business Rates	Small Business Rates Relief is available to the tenant, subject to its status
EPC Rating	C (53)

Location

The property is situated in a prominent position on New Street, in the heart of Petworth. The town is renowned for its independent shops, antique dealerships and characterful streets lined with period buildings. Petworth lies on the A272, providing direct links to Midhurst, Billingshurst and Haywards Heath. Gatwick Airport and central London are both accessible within approximately one hour's drive. Although Petworth does not have its own railway station, Pulborough station is located just 5 miles away, offering regular services to London Victoria (journey time around 1 hour 15 minutes), Gatwick Airport, and destinations along the South Coast.

Description

The property comprises two single-storey attached buildings, connected by a small central courtyard. Together they provide a mix of retail and office accommodation.

Eastern Building (Retail Unit)

The Eastern Building fronts New Street and is currently arranged as a sales office. This unit benefits from an attractive glazed shopfront, offering strong visibility and display potential, while creating an inviting presence on one of Petworth's picturesque streets.

Western Building (Office & Ancillary Accommodation)

Accessed via the central courtyard, the Western Building provides additional office and staff facilities. The interior features a vaulted ceiling with exposed beams and track-mounted spotlights. The office area is carpeted, with polished concrete finishes to the kitchen and WC.

Beneath this building lies a useful basement storage area, open-fronted and arch-shaped, accessed via a set of steps from the courtyard.

Accommodation

The accommodation comprises the following approximate areas:

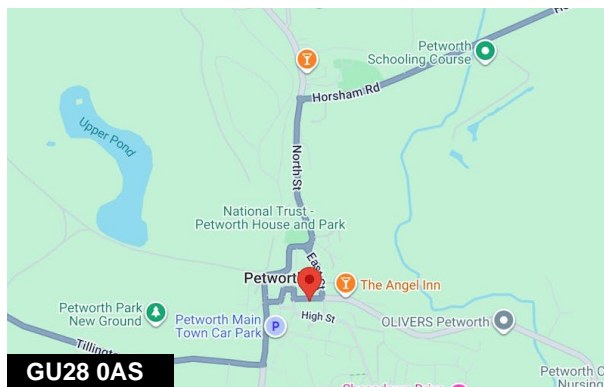
Description	sq ft	sq m
Eastern Building	290	26.94
Western Building	228	21.18
Basement	113	10.50

Tenancy

The property is let to RH & RW Clutton LLP by way of a full repairing and insuring lease at a rent of £14,000 per annum. The present lease is due to expire in June 2026, however it is understood the tenant wishes to renew. Further details are available upon request.

VAT

VAT is understood not to be applicable on the terms quoted.



Viewing & Further Information



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