

TO LET

PRIME RETAIL PREMISES WITH S/C LIVING ACCOMMODATION ABOVE

(THE LIVING ASPECT COMPRISES A DOUBLE BEDROOM, KITCHEN/DINER, LIVING ROOM & BATHROOM)

100% SMALL BUSINESS RATES RELIEF AVAILABLE



HIGH FOOTFALL TRADING POSITION

RUMBOLDS HILL / BEAM'S END MIDHURST, WEST SUSSEX GU29 9BY

Henry Adams HRR Commercial Ltd, 50 Carfax, Horsham, West Sussex RH12 1BP
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Residential / **Commercial** / Rural / Development / Auctions

LOCATION

Midhurst is a thriving Mid-Sussex town located at the intersection of the A272 with the A286, approximately 14 miles north of Chichester and the A27 coastal trunk road, 10 miles east of Petersfield and the A3 and 7 miles south of Haslemere. The property is located within the commercial centre of Midhurst on Rumbolds Hill at its junction with Duck Lane. A street view of Rumbolds Hill can be best viewed through Google Maps by typing in the property's postcode GU29 9BY

ACCOMMODATION

The property comprises a ground floor retail shop and spacious 1-bedroom, self-contained maisonette above. The maisonette entrance is accessed off Duck Lane.

<u>Retail</u>		<u>Maisonette*</u>	
Ground Floor Sales	266 sq ft	Living room	12'4 x 13'9
Upper Ground Floor Sales	115 sq ft	Kitchen / Diner	13'11 x 16'5 (L shaped)
Kitchen	51 sq ft	Bedroom (2 nd Flr)	14'5 x 11'0
<u>Basement (restricted height)</u>	<u>147 sq ft</u>	Bathroom	
Total	579 sq ft		

*The accommodation includes built-in wardrobes, storage cupboards and main kitchen appliances

TERMS

The property is available to let upon a new full repairing and insuring lease for a term to be agreed.

RENT

£17,500 per annum exclusive, payable quarterly in-advance.

PLANNING

The commercial aspect falls within Class E (a) Retail of the Town and Country Planning (Use Classes) Order 1987 (as amended). Under permitted changes within Class E, the premises may be used for medical, office and leisure uses. We would strongly advise interested parties to check with the Local Planning Authority or a qualified planning consultant on permitted changes.

BUSINESS RATES (2021/2022 FINANCIAL YEAR)

The current Rateable Value advertised by www.gov.uk is £3,800. The Uniform Business Rate multiplier for 2021/2022 is 49.9p in the £ making the Rates Payable £1,896.20. Properties with a Rateable Value less than £12,000 are eligible for **100% Small Business Rate Relief**. Interested parties are advised to contact Chichester District Council Rates Department on 01243 785166 to verify the above and to enquire as to SBRR entitlement.

COUNCIL TAX (2021/2022)

Council Tax Band C £1,765.05 (2021/2022)

We would advise interested parties contact Chichester District Council to verify the above figure.

VIEWING ARRANGEMENTS

By appointment through Henry Adams Commercial www.henryadams.co.uk/commercial, a virtual tour of the maisonette can be made available on request via WhatsApp to the following mobile number 07868 434449

CONTACT

Andrew Algar - Head of Commercial Property

01403 282519 / 01273 091823

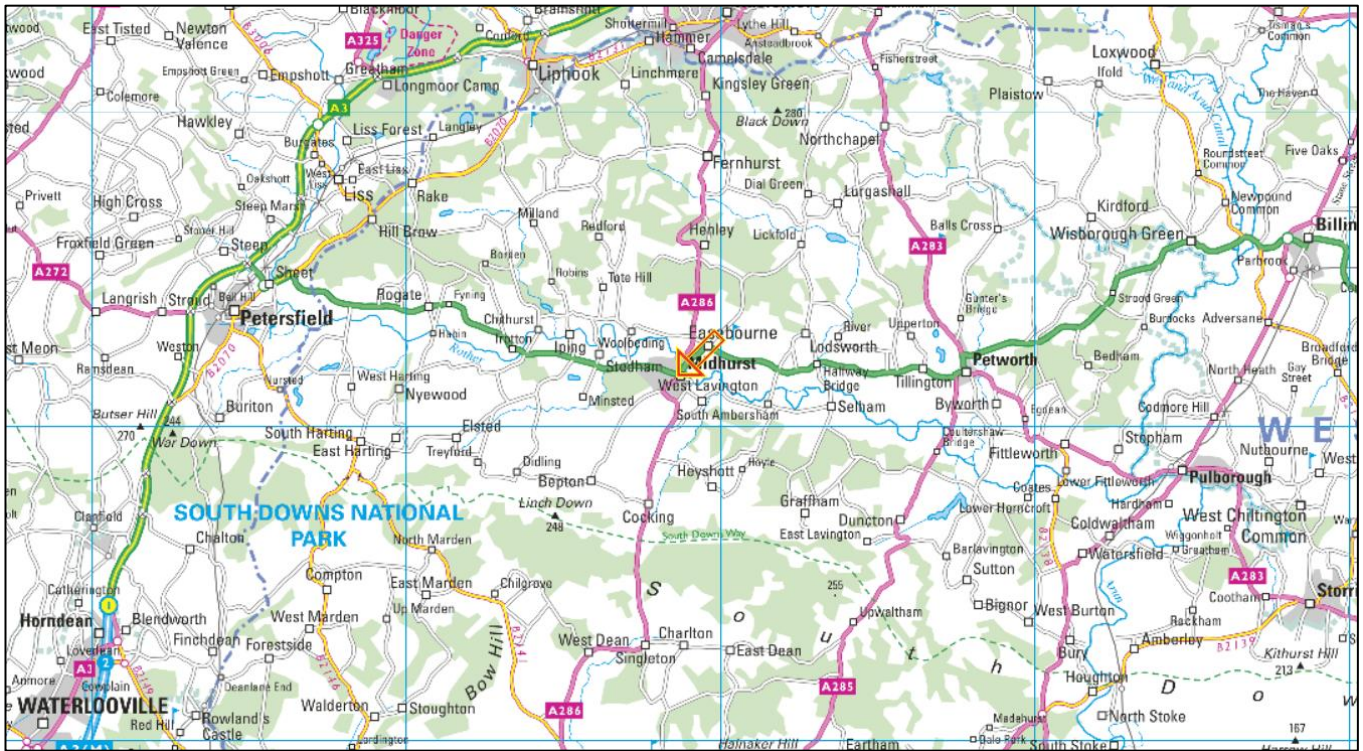
07868 434 449

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ENTRANCE TO MAISONETTE IN DUCK LANE (BEAM'S END)

LOCATION MAPS - NOT TO SCALE



Agent's Notice - We endeavour to make our particulars as accurate and reliable as possible. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Measurements, areas, plans and distances are approximate only. Photographs and computer generated images show only certain parts and aspects of the property at the time they were taken or created. Neither Henry Adams HRR Commercial Limited nor any of its employees has any authority to make or give any representation or warranty whatsoever in relation to the property. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service system or appliance. Intending purchasers or lessees must satisfy themselves with regard to each of these points. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.