



Pump House Barn, Coates
Fittleworth, Pulborough, West Sussex, RH20 1ES

TO LET

CONVERTED AGRICULTURAL BARN

Total Size - 141.24 sq m (1,520 sq ft)

Key Features:

- Set in picturesque rural location
- Self contained, with kitchen and w/c
- Ample parking
- Flexible short term agreements available
- Simple form of tenancy agreement available
- No VAT
- Quick occupation possible
- Rent £18,000 pa





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Location

The subject property is located in Fittleworth which is approximately two miles away from Pulborough station with its links south to the coastal towns and north to London Victoria. The property benefits from being within walking distance away from some limited local amenities.

Fittleworth is a small semi-rural village, with an estimated resident population of approximately 1,000. The village is located between Petworth and Pulborough.

Accommodation

The property comprises a former Agricultural Barn which has been converted to form flexible office/studio accommodation. It is generally open plan and benefits from good natural light and exposed timber beams.

Externally, ample off-road parking is available.

The accommodation has an approximate Net Internal Area (NIA) of 141.24 sq m (1,520 sq ft).

EPC

We understand the property to have an EPC rating of C (71).

VAT

We understand this property is not registered for VAT.

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £18,000 per annum exclusive.

Business Rates

Rateable Value (2017): To be confirmed.

The occupier may be entitled to 100% Small Business Rate relief. Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

Legal Fees

Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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Flude
PROPERTY CONSULTANTS



17 January 2022

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH