



**Black Barn, Dye House Lane,
Duncton, Petworth, West Sussex, GU28 0LF**

TO LET

ATTRACTIVE BARN CONVERSION WITH PARKING

Size - 173.9 sq m (1,860 sq ft)

Key Features:

- Set in picturesque country estate
- Self contained, with kitchen and w/c
- Separate meeting room
- Ample parking
- Flexible short term agreements available
- Simple form of tenancy agreement available
- Quick occupation possible
- Rent on application





Black Barn, Dye House Lane
Duncton, Petworth, West Sussex, GU28 0LF

Location

Petworth is an attractive market town located at the junction of the A272 between Billingshurst and Midhurst, and the A383 between Chichester and Guildford.

Accommodation

The accommodation benefits from open plan office space, attractive exposed wooden beams, high ceilings, underfloor heating, spot lighting and a log burner. There is also a separate meeting/office room, kitchen & W/C.

There is ample parking on site.

We have measured and calculate the accommodation to have an approximate NIA of 173.9 sq m (1,860 sq ft).

EPC

We understand the property to have an EPC rating of D (93).

VAT

We understand the property is 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. Rent on application.

Business Rates

Rateable Value (2017): To be assessed.

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:

Lizzie Cottrell

l.cottrell@flude.com

07753 430427

www.flude.com



Flude
PROPERTY CONSULTANTS

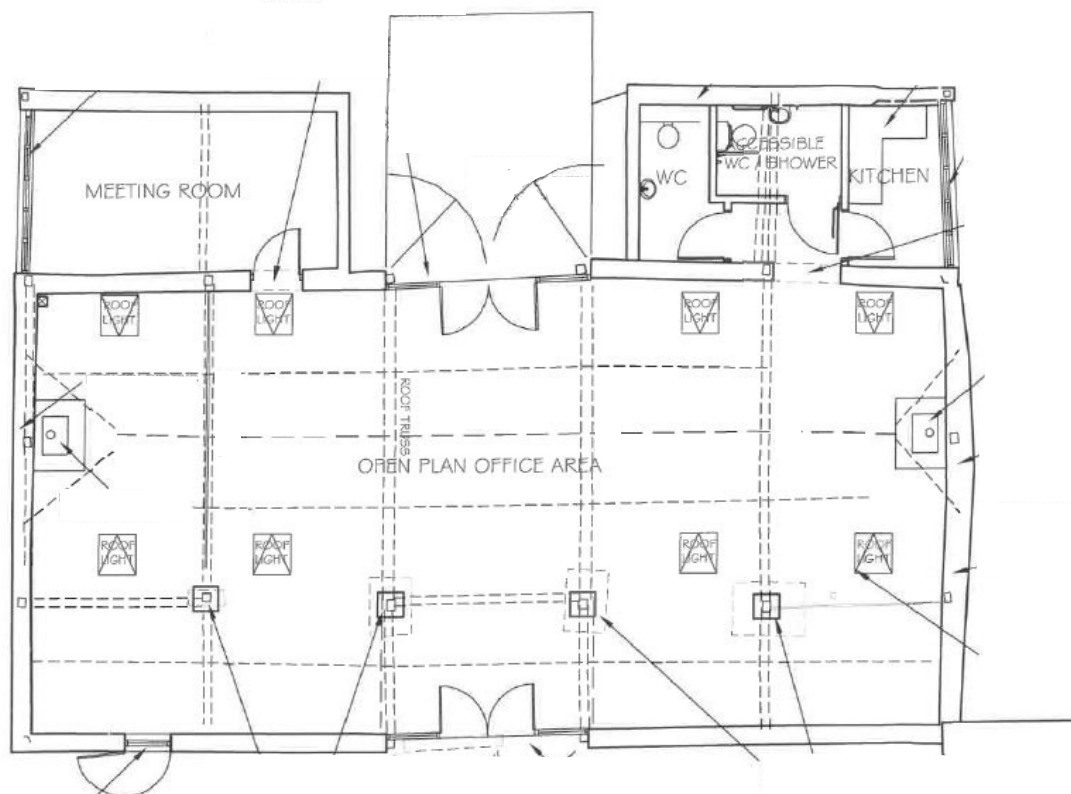


18 January 2022

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



Floor Plan



For identification purposes only.