



Church View, Knockhundred Row
Midhurst, West Sussex GU29 9DQ

TO LET

ATTRACTIVE OFFICE BUILDING

Size - 115.25 sq m (1,241 sq ft)

Key Features:

- Central position, close to public car parks and bus station
- Ground floor 670 sq ft
- First floor 571 sq ft
- New full repairing lease available
- Small business rate relief is possible
- Rent £18,000 pax
- No VAT
- Nearby occupiers include Costa Coffee, Tesco Express, Nationwide Building Society & Boots





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Location

Midhurst is an attractive mid Sussex market town with a substantial rural catchment area and is a tourist base within an area of outstanding natural beauty. It is located approximately 10 miles south of Haslemere 12 miles north of Chichester and 55 miles from London. The town is internationally known for its polo centre at Cowdray Park.

Accommodation

The property comprises a semi-detached Grade II Listed building arranged over ground and first floors, plus basement and attic, located in the centre of Midhurst.

Internally, the building is currently configured as an office; the ground floor providing an entrance hall, large office room to the left and a kitchen and WC to the rear. The first floor offers a further four offices and WC, with access to a large attic providing a generous amount of storage space.

We understand the premises to have an approximate Net Internal Area (NIA) of 115.25 sq m (1,241 sq ft).

Business Rates

Rateable Value (2017): £11,250.

As the RV is below £12,000 we believe 100% small business rate relief is possible.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

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.

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.

EPC

To be confirmed.

VAT

We understand that the property is not elected for VAT.

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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www.flude.com



Flude
PROPERTY CONSULTANTS

8 July 2022



OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



Floor Plan

