



**TO LET**

**Former Garage**  
Bury Road, Bury, Pulborough RH20 1NN





## Key Features

- Unit sizes from circa 543 sq m up to 1,361.50 sq m (5,850 sq ft to 14,655 sq ft)
- Highly prominent roadside location
- Located on main arterial A29 Road
- In excess of 10,000 passing vehicles per day
- Substantial forecourt area
- Rear loading
- Car Showroom Use (Sui Generis) to main building
- Class E - Business Use - Other uses considered (STPP)
- New attractive glazed frontage
- Services including water and three phase electricity supply
- Additional B1 / B8 units to be developed on site
- Rent upon application
- Pre let enquiries requested
- To let on EFRI leases for a term to be agreed





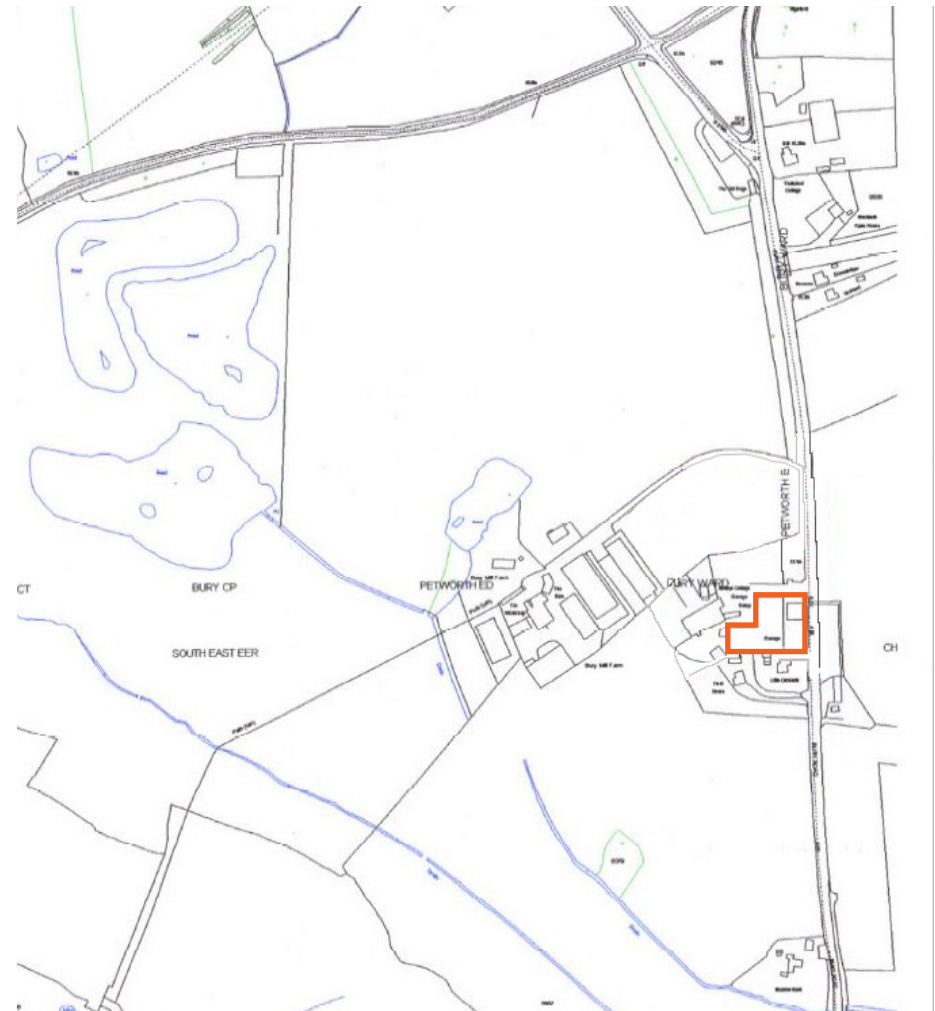
## Location & Situation

This former garage premises is situated one mile north of Bury village on the A29, 3.5 miles south west of Pulborough, and 5.5 miles north of Arundel on the A29 road, providing easy access to the A27 to the south and routes heading north to London such as the A24 and A23.

The subject property occupies a highly prominent immediate roadside location fronting the A29 which in excess of 10,000 vehicles pass daily (Source roadtraffic.dft.gov.uk)

What3words: happening.steep.vaulting

## Location Plan



Maps and Plans are for indicative purposes only



## Description & Accommodation

The property comprises a substantial detached building of concrete frame construction with a surfaced forecourt area to the front and loading area and roller shutter door to the rear. The property is incredibly versatile and is open plan at present but can be split into a number of different unit sizes and configurations for a variety of different businesses. Key attributes of the property are as follows:

- Highly prominent and visible location with over 10,000 passing vehicles per day
- Front forecourt area of almost 10,000 sq. ft.
- Attractive floor to ceiling glazed frontage
- Excellent rear loading/unloading capabilities
- Versatile orientation
- Services including water, three phase electric and internet
- Capable of accommodating businesses including retail, storage and distribution, gym use and hot food take away (STPP)
- Height to underside of roof 3.7m (12 ft)

We understand the property to have a Gross Internal Area (GIA) of 1,361 sq m (14,655 sq ft).

## EPC

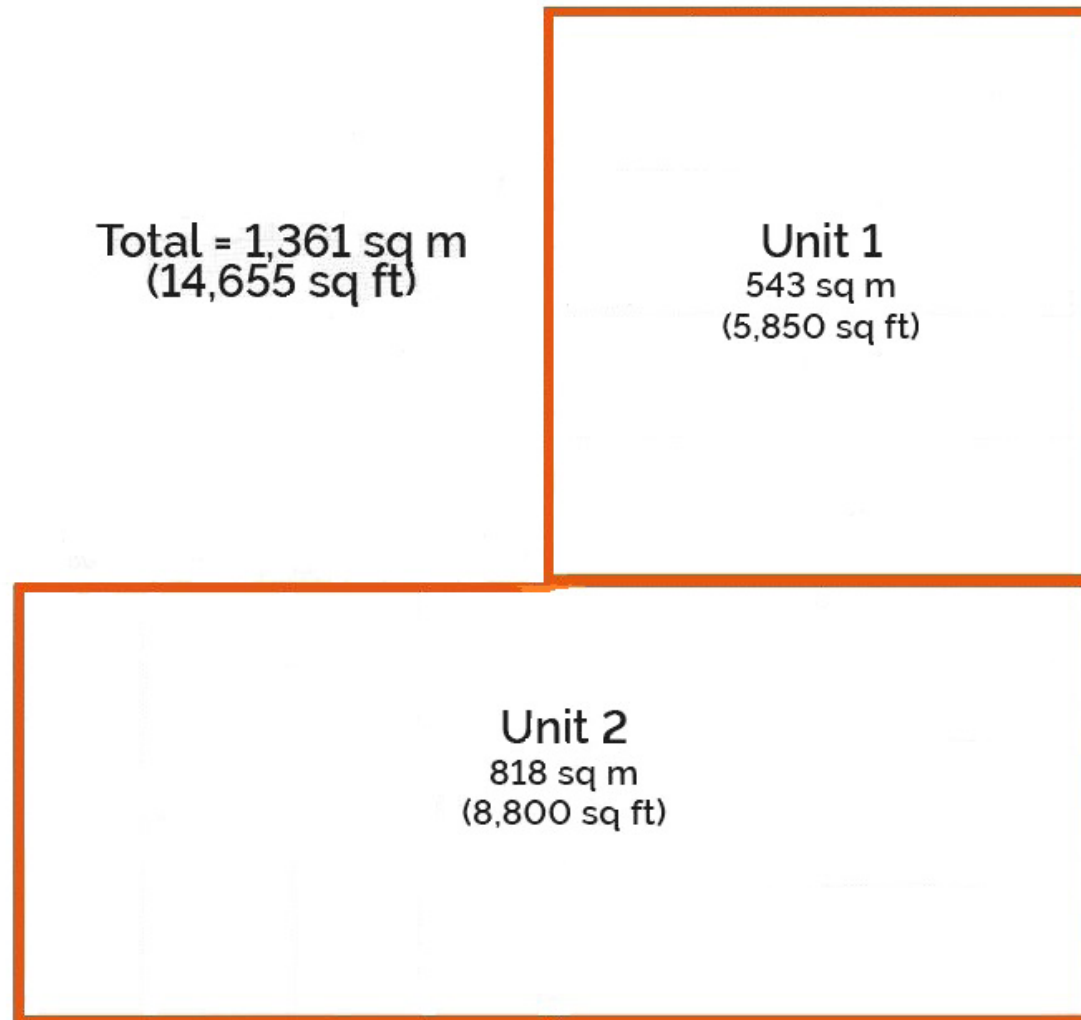
To be assessed.

Site Plan





## Indicative Layout Plan - can be altered to occupier requirement







## Rateable Value

The property is not currently in the rating list and therefore no assessment has been applied.

Should you require further information on Business Rates, please contact our in Rating Consultant Daniel Green ([d.green@flude.com](mailto:d.green@flude.com)).

## Planning

The property has been used for a number of differing uses over the course of it's history. Until most recently the property was used as a car showroom but has been used for general retail, as a petrol filling station, a café as well as light industrial use.

A new scheme of B1 / B8 units has been consented in a courtyard setting opposite the subject premises. We therefore assume many planning uses could be considered suitable STPP.

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.

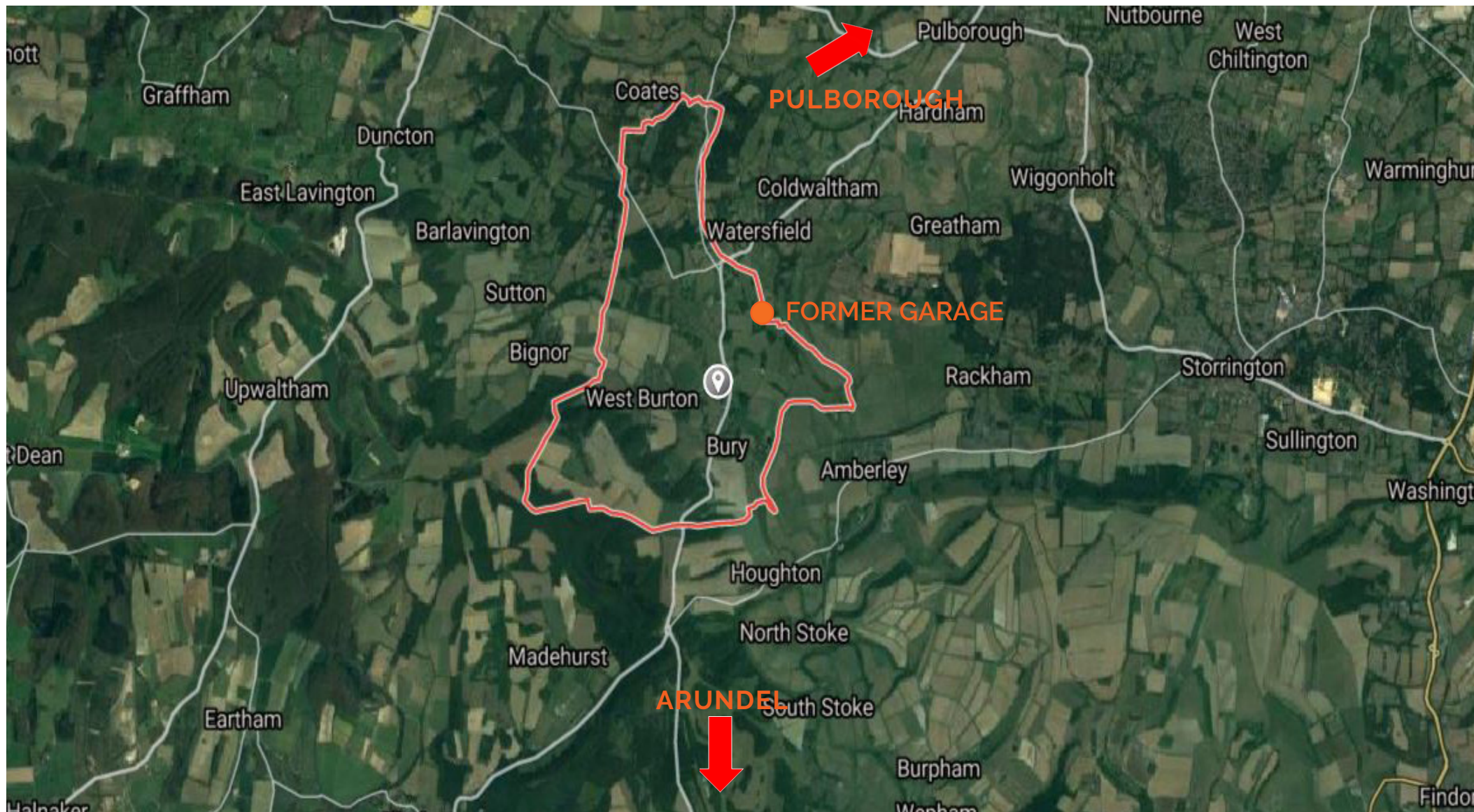






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## Location Plan





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## Terms

The property is available to be leased by way of a new full repairing and insuring lease or leases for a term to be agreed.

The landlord is seeking rental expressions of interest only and is willing to consider a multitude of different uses subject to the appropriate terms and covenant strength.

Rent on application.

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.



## Further Information

Please contact the sole agents Flude Property Consultants:

**Mark Minchell**  
[m.minchell@flude.com](mailto:m.minchell@flude.com)  
**01243 929136**

**Brandon White**  
[b.white@flude.com](mailto:b.white@flude.com)  
**01243 929141**

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September 2023

