



FOR SALE

25/27/29
High Street, Storrington, West Sussex, RH20 4DR



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Key Features

- Mixed-use freehold comprising three ground floor retail units with three self-contained residential flats above totaling 5,723 sq ft
- Prime position within the heart of Storrington High Street, close to national multiples (including Waitrose and HSBC Bank) and a wide range of independent retailers, service providers, and restaurants
- Prominent frontage to the High Street with strong footfall and visibility
- Well-balanced tenant mix with scope for rental growth and asset management
- Attractive lot size suitable for private investors
- Convenient road and rail links to London, Gatwick, and the coast
- Double Retail Unit let to undoubted covenant of Boots, The Chemist and single Retail Unit let to Mansell McTaggart who have 23 estate agents offices across Surrey and Sussex
- Three large independently accessed maisonettes above, each with 2/3 bedrooms and roof terrace totaling 3,590 sq ft GIA all let on APT's
- Total gross income £89,020 per annum
- Price REDUCED: offers in excess of £1,175,00 (No VAT)





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Location & Situation

Storrington, West Sussex is a market town set at the foot of the South Downs National Park and is an exceptionally well-situated centre that offers the perfect blend of country living and modern convenience. With its charming High Street, thriving community, and enviable access to open countryside, it is a sought-after location for those seeking both lifestyle and connectivity.

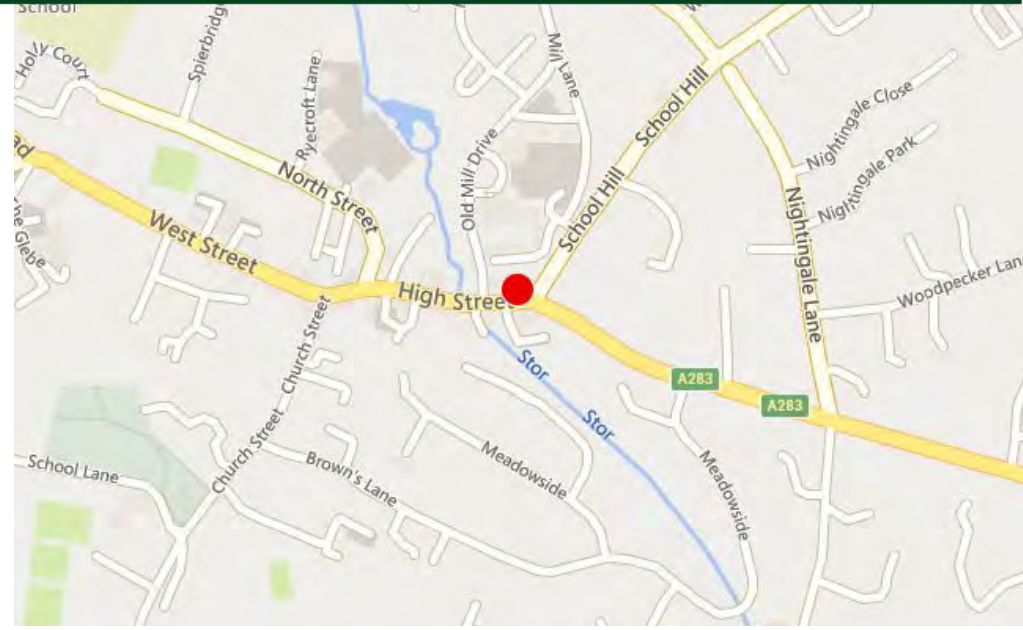
The High Street retains the character of a traditional Sussex market town with an array of boutiques, delicatessens, cafés, and public houses alongside everyday amenities, including a Waitrose, library, and leisure centre. The surrounding landscape is a paradise for walkers, cyclists, and equestrians, with the South Downs Way accessible within minutes and far-reaching views from nearby Chanctonbury Ring.

Storrington is also exceptionally well placed for travel:

Road: The A24 provides swift access north towards Horsham, Dorking, and the M25, and south to Worthing and the Sussex coastline.

Rail: Pulborough and Amberley stations (within 6 miles) offer regular services to London Victoria, Gatwick Airport, and the south coast.

Air: London Gatwick Airport is within a 40-minute drive.





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Description

The property was constructed in 1938/39 and is of traditional brick construction, arranged over three storeys beneath pitched tiled roofs, with a series of projecting shopfronts at ground floor level providing three individual retail units occupied by Boots, The Chemist (two units 25/27) and Mansell McTaggart (29) an estate agent with 23 offices in Sussex and Surrey . The retail units provide open-plan retail accommodation with ancillary storage to the rear.

The upper floors are accessed from both the front and the rear of the property and provide three self-contained first and second floor (within mansard roof) flats all accessed separately to the ground floor commercial space. Additionally to the rear are the service yards and parking for the properties.

Accommodation

Ground Floor: A parade of three retail units (Nos. 25, 27 and 29), each with glazed shopfronts to the High Street and ancillary storage accommodation to the rear.

First Floor: The upper parts (Nos. 25a, 27a and 29a) comprise three self-contained residential flats, each accessed independently from both the front and the rear.

Site: The overall site extends in depth from the High Street frontage, with rights of way and yard space to the rear.

Further details on floor areas can be found on the Tenancy and Accommodation Schedule.





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Rateable Value

See Tenancy and Accommodation Schedule

EPC

We understand the property has the following EPC ratings:

- 25 - C 62 - Expiry 03.12.2033
- 25a - D 63 - Expiry 08.06.2030
- 27 - C 59 - Expiry 03.12.2033
- 27a - E 42 - Expiry 03.12.2030
- 29 - C 67 - Expiry 03.12.2033
- 29a - E 43 - Expiry 01.04.2030





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Tenancy

The ground floor shops are let on commercial FRI leases and the residential flats let on Assured Periodic Tenancies (APTs) at a total gross rent of £89,020 per annum. Full tenancy details are set out on the attached Tenancy and Accommodation schedule.

Covenant

Boots UK Limited have a Dunn & Bradstreet rating of 5A 2 and a tangible net worth of over £35m.

Mansell McTaggart are an estate agent with 23 offices in Sussex and Surrey.

<https://www.mansellmctaggart.co.uk/>





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TENANCY ACCOMMODATION SCHEDULE

25/25a/27/27a/29/29a High Street Storrington

Address	Tenant	Dunn & Bradstreet rating	EPC	Planning Use	Floor Areas		ITZA	Lease Start	Repair	Lease Expiry	Rent Review	Break Option	1954 Act	Current income pax	Zone A / PCM	
					NIA Commercial	GIA Residential										
					sq ft	sq ft										
25 High Street	Boots UK Limited	5A 2	C 62	E	677	493	17/01/2025	EFRI	16/01/2030	No	16/01/2028	Inside	£12,000	£24.34		
27 High Street	Boots UK Limited	5A 2	C 59	E	514	445	17/01/2025	EFRI	16/01/2030	No	16/01/2028	Inside	£11,700	£26.29		
29 High Street	Mansell McTaggart Pulborough Limited		C 67	E	942	687	15/0/2019	EFRI	31/08/2028	15/08/2024	not exercised	Inside	£18,400	£26.78		
Sub Total					2,133										Sub Total	£42,100
25a	Private Tenant		D 63	C3	1,171		03/07/2025		Periodic				£16,200	£1,350		
27a	Private Tenant		E 42	C3	1,171		15/07/2011		Periodic				£15,120	£1,260		
29a	Private Tenant		E 43	C3	1,248		01/05/2026		Periodic				£15,600	£1,300		
Sub Total					3,590										Sub Total	£46,920
Grand Total					5,723										Grand Total	£89,020

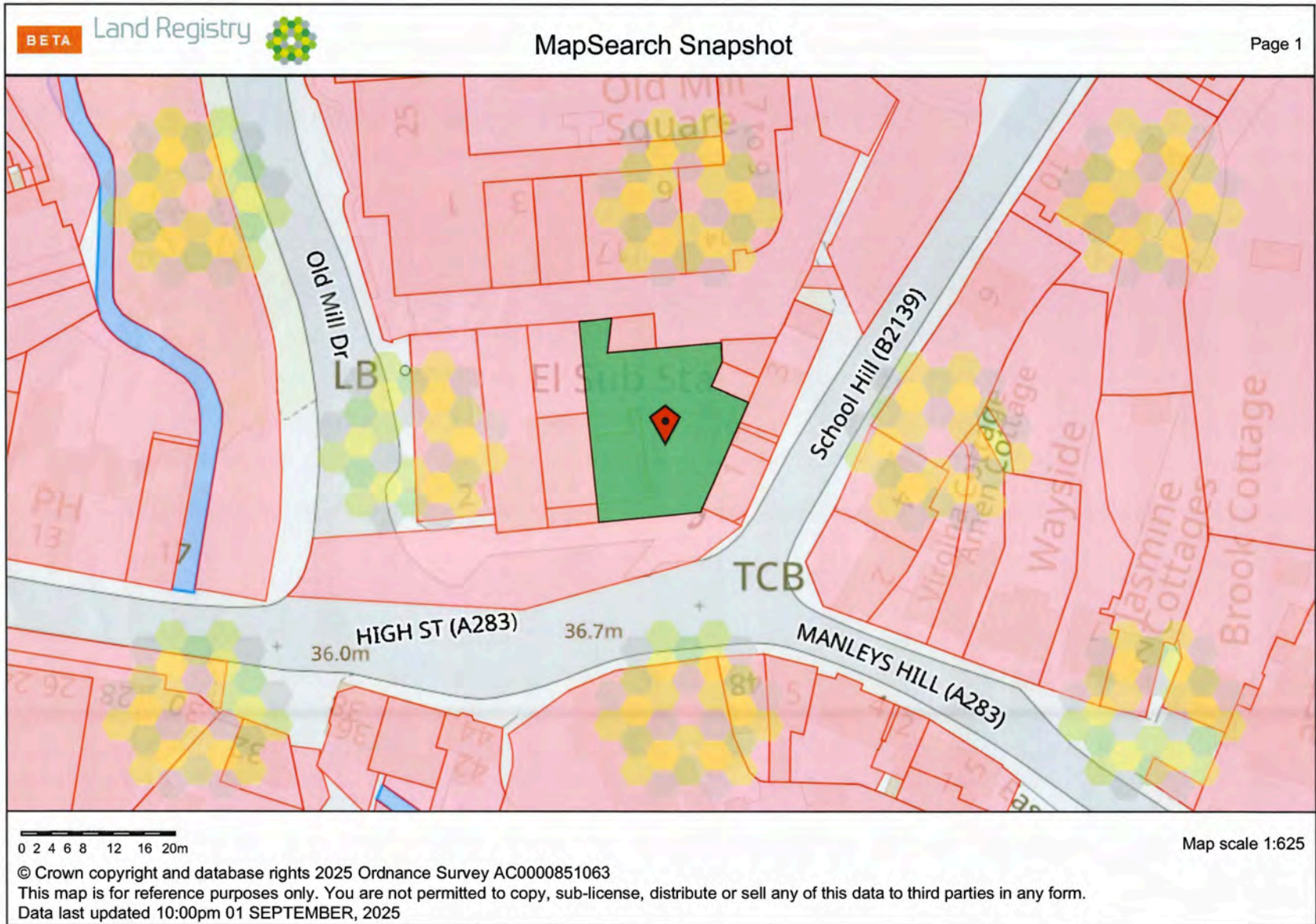
Notes

- 1 Zone A achieved in last 12 months in High Street £30/35 psf ZA
- 2 £275 per sqft Capital Value estimated as value of residential flats with vacant possession
- 3 Commercial rents set at commencement date of leases.
- 4 Boots acquired the business of E Moss pharmacy who had been in occupation since 2005
- 5 Boots breaks are subject to 6 months written notice
- 6 25a - Deposit held of £1,500,
- 7 27a - Deposit held of £1,162.50, initial rent was £775 pcm
- 8 29a - Deposit held of £1,500



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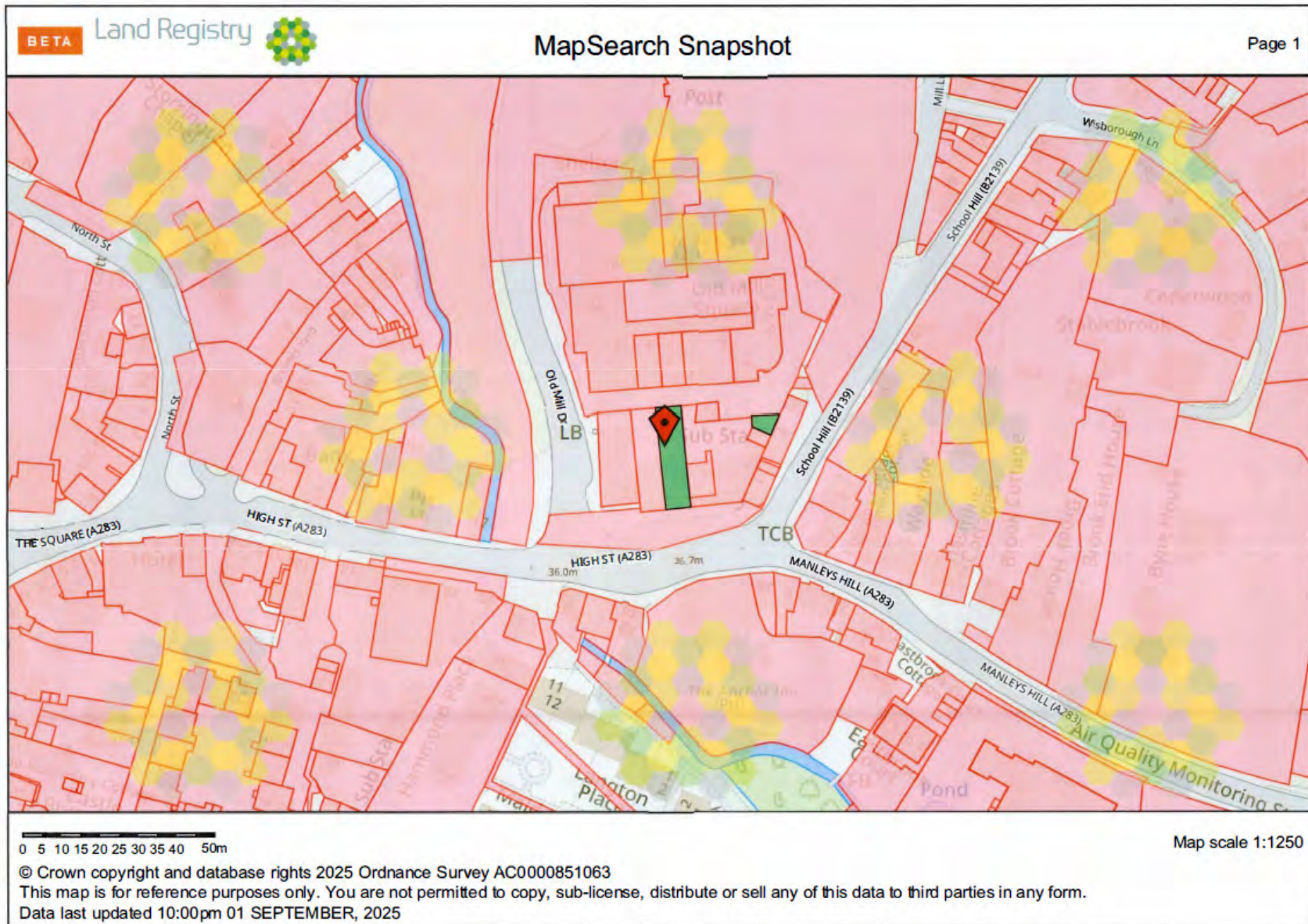


MAP PLAN For identification purposes only.



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Terms

The property is held freehold (titles WSX435232 & WSX304229) and we have been instructed to market the interests subject to the tenancies at offers in excess of £1,175,000 (no VAT) subject to contract for the whole.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand that the property is not elected for VAT.

Anti Money Laundering Regulations 2017

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.



Further Information

Please contact the sole agents Flude Property Consultants:

Mark Minchell
m.minchell@flude.com
01243 929136

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.

8th May 2026

