



Planning secured for vehicle showroom, retail, office,
industrial/motor trade and Storage

TO LET

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



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

Key Features

- Unit sizes from 400 sq m to 1,361 sq m (4,261 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
- Consent for Showroom and associated repairs/garage for vehicles (excluding motorcycles); Class E(a) Shop (excluding C Store); Office R&D; Industrial; B8 Storage
- New attractive glazed frontage
- Services including water and three phase electricity supply





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

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





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

Description

Highly Prominent Roadside Opportunity

Sizes from 400 sq m to 1,361 sq m (4,261 sq ft to 14,655 sq ft)

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

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).

[Click here to take a virtual tour](#)





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

Rateable Value

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

EPC

To be assessed.

Planning

The property has been used for a number of differing uses over the course of its 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.

The property benefits from a recent change of use (SDNP/25/04956/FUL) to:

Showroom and associated repairs/garage for vehicles (excluding motorcycles); plus Flexible Class E (Commercial, Business and Service) uses restricted to: Class E(a) Shop (excluding Supermarket and Convenience Store uses), Class E(g)(i) Office, Class E(g)(ii) Research and Development, Class E(g)(iii) Any Industrial Process and Class B8 Storage and Distribution Uses;





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

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.

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.

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

Brandon White
b.white@flude.com
07925 284528

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.

2 October 2026

