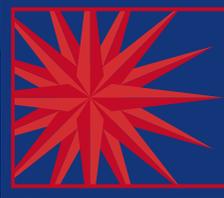


6 POUND STREET, PETWORTH, WEST SUSSEX GU28 0DX
Prominent Freehold Retail & Residential Opportunity



RH & RW
CLUTTON

6 POUND STREET
Petworth
West Sussex GU28 0DX

Guide price : £395,000 Freehold

Prominent Grade II listed building located within the historic core of Petworth offering excellent refurbishment and conversion potential

Main building extending to 1,592 sq ft (148.00 sq m) of commercial and residential

Parking with outbuilding providing 433 sq ft (40.20 sq m) of garages and stores

Alternative uses subject to planning

SITUATION

Petworth is an historic market town located 14 miles north of Chichester and 22 miles south of Guildford at the junction of the A272 and A283. The town caters for a significant number of tourists who visit Petworth House, as well as the nearby South Downs. The neighbouring towns of Midhurst (6 miles), with its world renowned Cowdray Park Polo ground, and Chichester, with its popular Festival Theatre, both provide a draw to this attractive part of West Sussex. Pulborough mainline station (6 miles) offers a service to Gatwick, London Bridge and Victoria (70 mins) and along the coast.

6 Pound Street is situated on the A272 between Pound Street's junction with Tillington Road to the south and Saddler's Row/Park Road to the north. The property is within the central retail area of Petworth supported by the town's main car park a short distance to the east. Petworth's retail scene is characterised by many art galleries, antique dealers, and independent retailers with those trading nearby including: Kissed by Betty, Cynthia's, Goodwill House and Kiki Design, whilst national retailers represented in Petworth include: Cooperative Food and Lloyds Pharmacy.





DESCRIPTION

6 Pound Street, historically known as Tasty Plaice, dates from at least the eighteenth century and provides a double fronted shop with two upper floors of residential. Until recently the property was in single occupation but it has the potential to divide to provide a retail unit with an independently accessed maisonette above. The property's previous commercial uses have included a fishmonger and a fish and chip shop but is currently vacant.

The ground floor accommodation provides a good-sized retail unit with a former take-away serving area and a separate seating area supported by a food preparation area to the rear. The first floor offers a bathroom, kitchen, sitting room and bedroom 1, with the second floor arranged as two further bedrooms. The property is in need of refurbishment and offers a buyer an opportunity to reconfigure the accommodation to suit a variety of occupiers.

Externally, a vehicular accessway leads off Pound Street to a tarmac yard able to accommodate parking for approximately four vehicles. At the rear of the site is a free-standing outbuilding providing three partitioned stores or garaging. The outbuilding offers useful storage space, alternatively it could provide the opportunity for the development of a replacement building for a small scale commercial or residential use subject to all the necessary consents.

Overall floor area 2,025 sq ft (188.20 sq m). The property occupies a site of 0.026 ha or 0.064 acres.

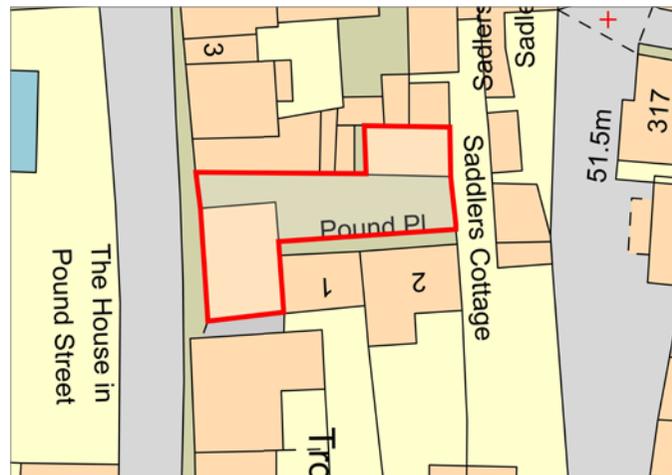
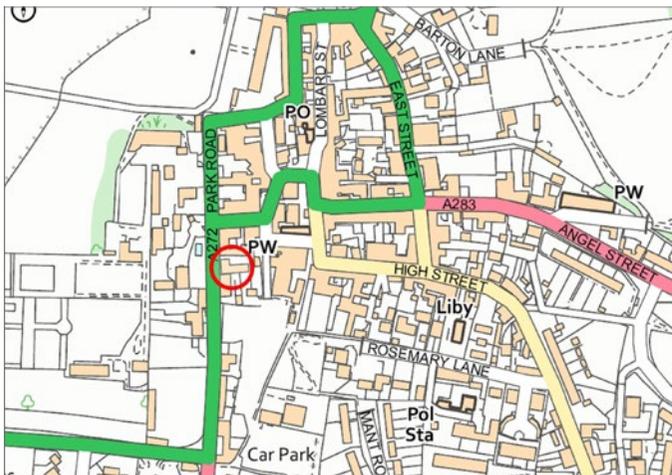
ENERGY PERFORMANCE CERTIFICATES

Enquire of the selling agent.

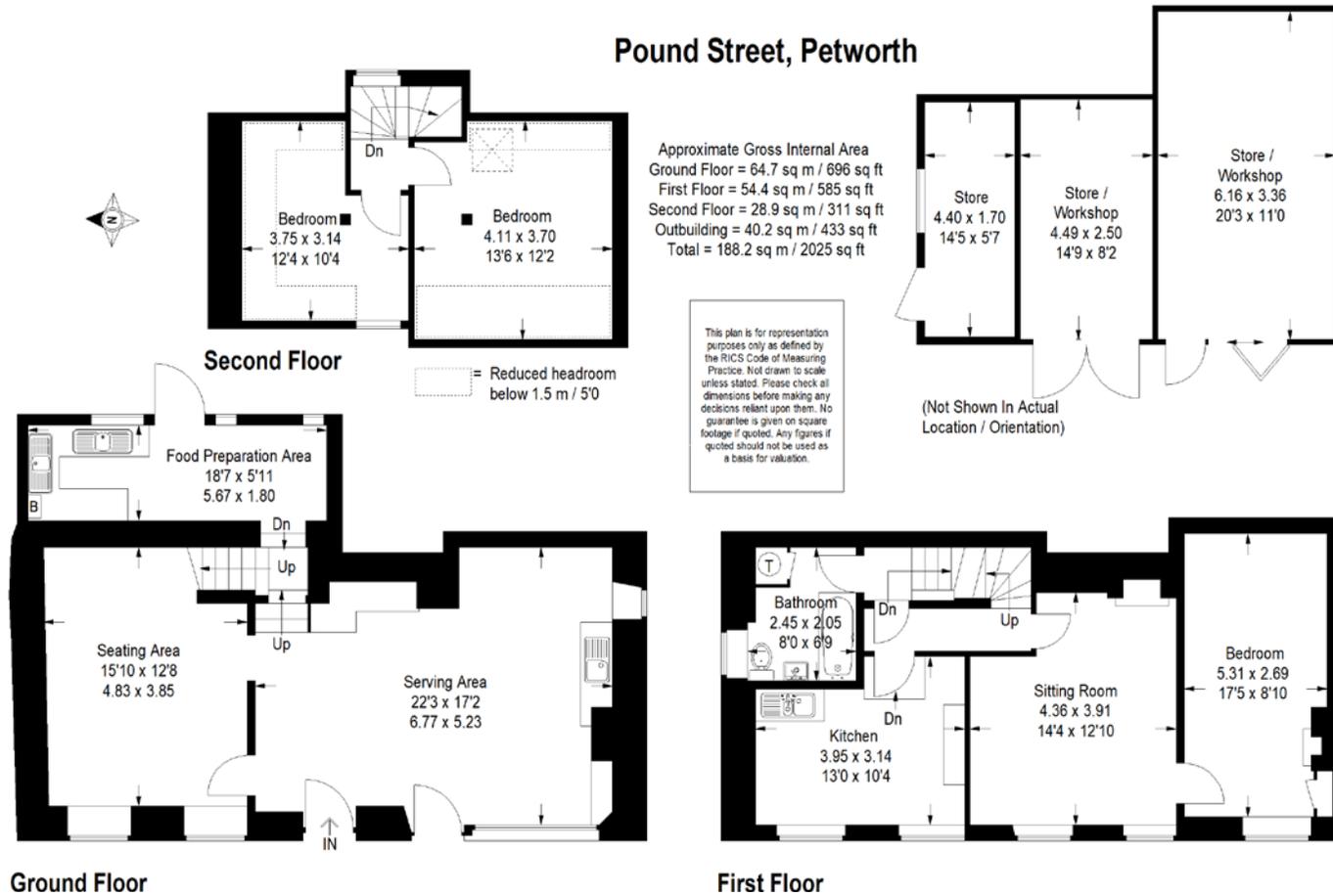
TENURE

Freehold - The property is held under two titles which are subject to first registration. The yard and accessway have rights of access benefiting Pound Place and Cornerstone Cottage, two residential properties situated to the rear, and benefiting the commercial property immediately to the north.

6 Pound Street is offered with vacant possession.



Pound Street, Petworth



PLANNING

The property is located within Petworth's conservation area and is Grade II listed. The former retail use fell in class A5 but has potential for alternative uses in class "E". The upper two floors have an established C3 residential use.

Enquiries to Chichester District Council on 01243 534734.

BUSINESS RATES & COUNCIL TAX

The shop has a rateable value of £9,400. The maisonette, known as School View, is in council tax band "B".

TERMS

Guide price £395,000 for the freehold, subject to contract and exclusive of VAT. The quoting price shows a capital value of £195 per sq ft.

SERVICES

Mains electricity, water, gas and drainage.

VIEWING

For viewing and further information please contact the selling agent RH & RW Clutton:

Richard Grassly - richardg@rhrwclutton.co.uk
01483 300233

Peter Hughes - peterh@rhrwclutton.co.uk
01798 344554



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