



Walnut Tree Yard, Lower Street
Fittleworth, Pulborough, West Sussex, RH20 1JE

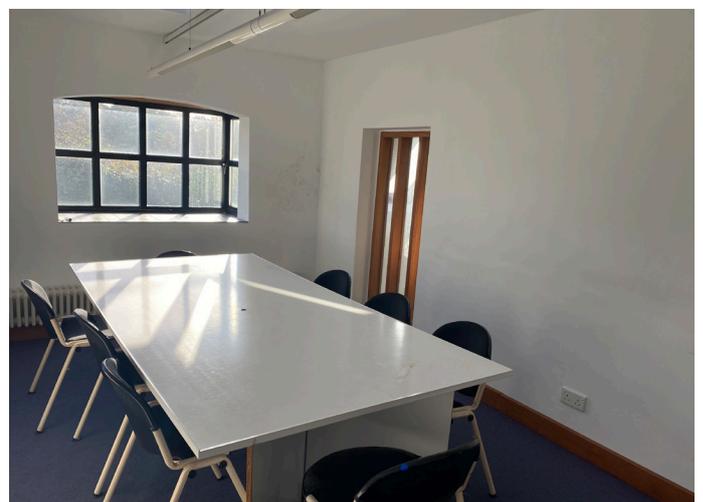
TO LET

CLASS E PREMISES WITH PARKING

Total Size: 212.93 sq m (2,292 sq ft)

Key Features:

- Close to Pulborough station which has direct links to the south coast and London Victoria
- Local amenities walking distance away
- Available for a variety of uses (STP) such as office, retail, medical and restaurant
- Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses
- Ground floor 1,453 sq ft
- First floor 839 sq ft
- Available as a whole or floor by floor potentially
- Parking for 8 cars
- New FRI lease available
- Rent for whole £30,000 pax





Location

The subject property is located in Fittleworth which is approximately two miles away from Pulborough station with its links south to the coastal towns and north to London Victoria. The property benefits from being within walking distance away from some limited local amenities.

Fittleworth is a small semi-rural village, with an estimated resident population of approximately 1,000. The village is located between Petworth and Pulborough.

Accommodation

The property comprises a two storey building which is currently configured as an office with storage.

Internally, the ground floor is arranged as one large office space with WCs, kitchenette, garage and storage. The first floor provides a larger office room with two smaller office areas and a meeting room. The first floor has a small WC and kitchen together with a loft storage area accessible over the flat roof.

Externally, the site benefits from car parking for approximately eight cars.

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq M	Sq Ft
GF Office	100.67	1,084
GF Storage	34.36	370
Total GF	135.03	1,453
FF Office	67.32	725
Garage Rom	10.59	114
Total FF	77.91	839
Total NIA	212.93	2,292

EPC

We understand the property to have an EPC rating of C.

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.

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 £30,000 pax per annum exclusive. Alternatively consideration will be given to letting the premises on a floor by floor basis. Further information on request.

Business Rates

We have made enquiries regarding the present rating assessment for the premises, as follows:

Address: Walnut Tree Yard, Lower Street,
Fittleworth, Pulborough, West Sussex, RH20 1JE
Description: Offices
Rateable Value: £15,500

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

VAT

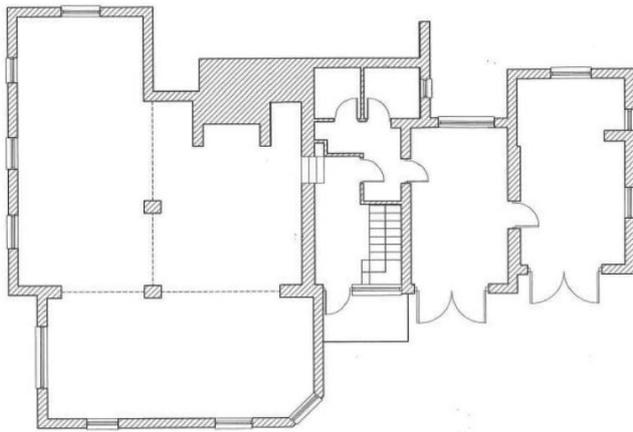
We understand the property is not registered for VAT.

Legal Fees

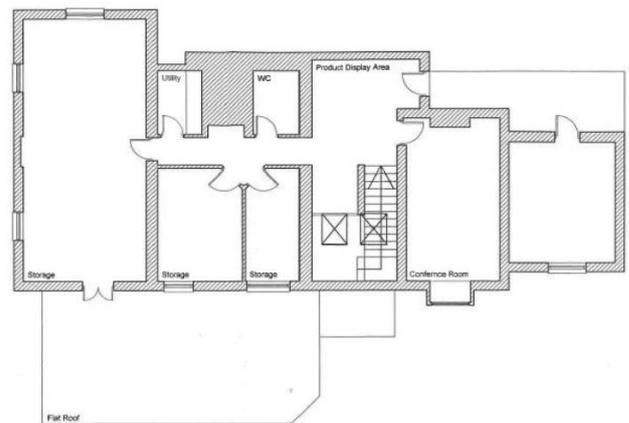
Each party to bear their own legal costs incurred.



Floor Plans



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

For identification purposes only.

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



17 December 2021

