



CATCHPOLES, CHURCH STREET, RUDGWICK, WEST SUSSEX, RH12 3ET

FREEHOLD RETAIL & RESIDENTIAL INVESTMENT/DEVELOPMENT OPPORTUNITY

- **LARGE SHOP WITH PLANNING CONSENT FOR CONVERSION TO THREE FLATS**
- **THREE x 1 BEDROOM FLATS – LET ON AST'S AT 1ST AND 2ND FLOORS**
- **LOCATED IN ATTRACTIVE WEST SUSSEX VILLAGE NORTH OF HORSHAM**

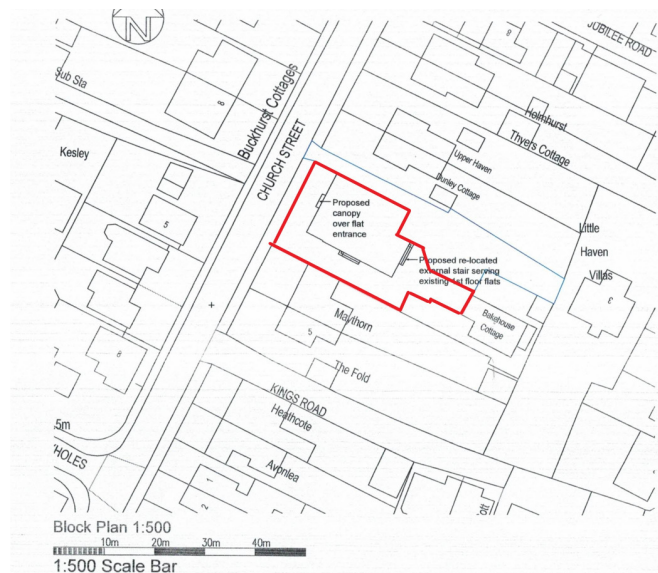
Colyer Commercial
CONSULTANT SURVEYORS

GROUND FLOOR SHOP AND FLATS ABOVE AT CATCHPOLES, CHURCH STREET, RUDGWICK, WEST SUSSEX, RH12 3EJ

Location

The property is located on the south eastern side of Church Street in the centre of Rudgwick village, in West Sussex.

The property is situated in a residential area of Rudgwick Village and is surrounded by residential properties – predominantly two storey semi detached dwelling houses.



Description

The property comprises of two, two-bedroom flats at first floor (Use Class C3), and one, one bedroom flat within the roof space together with a redundant ground floor retail shop (Use Class A1) known as Catchpoles Store.

The remainder of the land surrounding the building is used for car parking and for ancillary storage purposes associated with the use of the retail unit.

The building consists of a plain tile roof with a mixture of tile hanging and facing bricks at first floor level. At ground floor level the existing materials comprise facing bricks and the timber shop frontage.

The ground floor is currently a large shop comprising an open shop area and a partitioned off area with kitchen, office and WC.

To the rear of the shop is a service access way with security outer doorway. Chanctonbury View, Oakwood View and Swallows are formed above the shop at first and (Swallows) second floor.

Accommodation

We have not measured the property but understand the shop and flats have been measured on a gross internal area basis as follows:

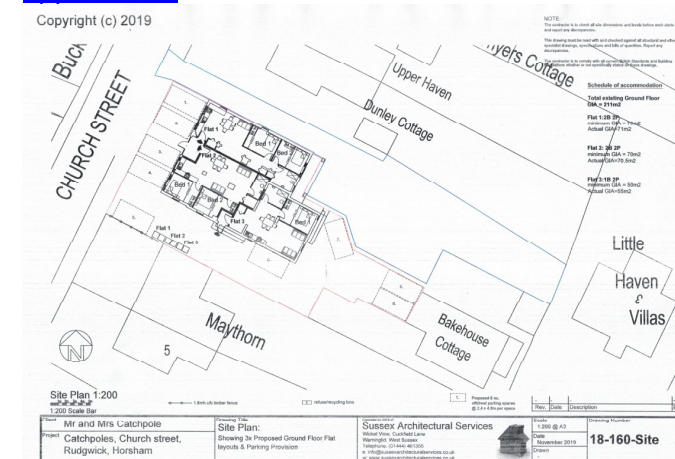
Address	Sq m	Sq ft
Ground Floor Shop	211 m ²	2,271 sq ft
Chanctonbury View	50 m ²	536 sq ft
Oakwood View	57 m ²	615 sq ft
Swallows	37 m ²	400 sq ft
Total Floor Area	355 m ²	3,822 sq ft

Planning

Planning permission was granted on the 1st May 2020 (DC/19/2404). Permission was granted for a change of use of ground floor (A1) to 2 No two bedroom flats and 1. No one bedroom flat (C3) together with associated alterations and car parking.

Details of the planning application are available upon request or are available from the local planning authority website. Please see link below.

<https://www.horsham.gov.uk/planning/planning-applications/view-and-comment-on-planning-applications>



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Tenure

Freehold

Price

A guide price of £910,000 (Nine Hundred and Ten Thousand Pounds Only), subject to contract for the freehold investment and development opportunity.

EPC

The property has an EPC rating of 71 (C). Certificate available upon request.

VAT

We understand that VAT is not chargeable on the purchase price.

Legal Costs

Each party to be responsible for their own legal costs.

Demise	Tenant	Tenancy start	Lease expiry	Break Option	Rent Review	Current Rent PA (Excl VAT)	1954 L&T Act Status
Catchpoles	F. A Secrett Limited (Not in occupation)	15 years from 19 th September 2006	September 2021	N/A	Neither 5 year rent review has been actioned.	£20,000 per annum	Yes

Demise	Terms	Rent PA
Chanctonbury View	Let on an AST at £800 per calendar month to private individuals. Term of 12 months from 21 st March 2020 with a six month break clause.	£9,600 per annum
Oakwood View	Let on an AST at £700 per calendar month to private individuals. Term of 12 months from 1 st February 2020 with a six month break clause.	£8,400 per annum
Swallows	Let on an AST at £750 per calendar month to a private individual.	£9,000 per annum
Total rent		£27,000 per annum

The combined commercial and residential rental income is £47,000 per annum.



Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

STRICTLY BY APPOINTMENT WITH JOINT AGENTS

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