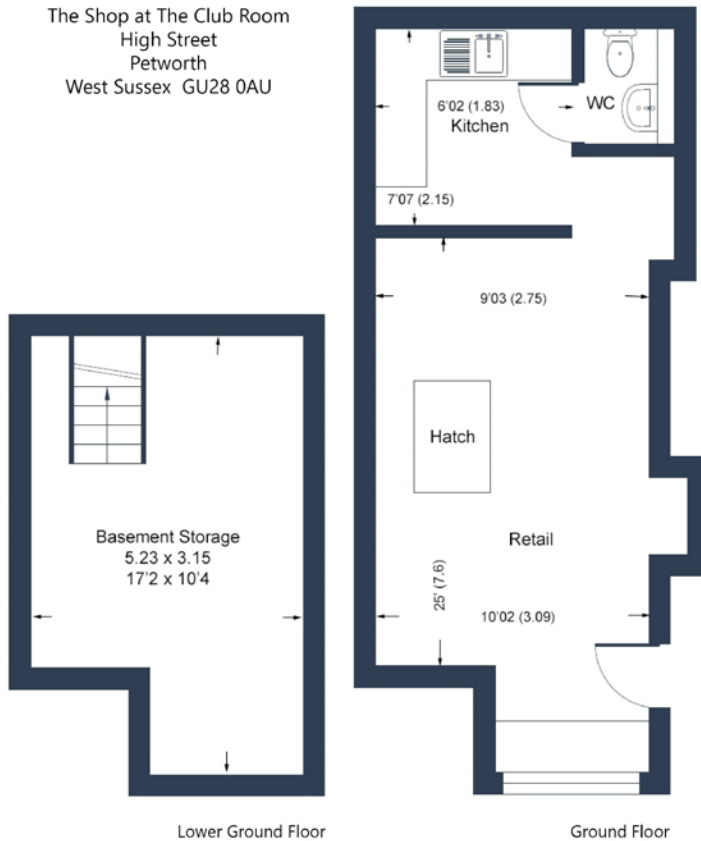


THE SHOP AT THE CLUB ROOM  
High Street, Petworth, West Sussex GU28 0AU

*Town Centre Gallery/Retail unit*

Prominent town centre location • Easy access to all town centre amenities  
Raised ground floor retail space • Grade II listed building • Flexible lease terms

The Shop at The Club Room  
High Street  
Petworth  
West Sussex GU28 0AU



### SERVICES

Mains electricity, water and drainage are connected. Mains gas is also connected providing heating and hot water via a gas fired boiler.

### LEASE

The Shop at The Club Room is being offered on the basis of a flexible yearly renewable Licence with break clauses by arrangement. The letting basis is inclusive of building's insurance and external maintenance. The tenant will be responsible for costs of its own electricity, water, telephone and data supplies.

A deposit and financial or personal references may be required, as well as a reference from a previous landlord, if applicable.

### RENT

The Shop: £7,500 per annum, inclusive of business rates. Rent is payable at £625 per calendar month in advance. VAT is not currently chargeable.

### USE

"E" other uses may be considered subject to planning.

### EPC

Information on the Energy Performance Asset Rating and banding from the letting agent.

### VIEWING AND FURTHER INFORMATION

For viewing and further information please contact the letting agent **RH & RW Clutton: 01798 344554**



### 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.

The property is located in the High Street of Petworth, with good visibility to Middle Street, and is within the central retail area of Petworth supported by the town's main car park a short distance to the west. Petworth's retail scene is characterised by many art galleries, antique dealers, and quality independent, specialist retailers with those trading nearby including: The Hungry Guest, Augustus Brandt, Oak Apple Trading and Hennings Wine Merchants.

### DESCRIPTION

The Shop is located on the raised ground floor of The Club Room, a prominent Grade II Listed building, with origins believed to date from the 15th Century, and situated on the High Street, in the centre of the town.

The Shop is arranged as one room, with a small kitchen and cloakroom at the rear. A large cellar provides excellent dry storage space.

Recent uses have included as an art gallery.

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