

Old Tanyard Barn
Petworth Road, Wisborough Green, Chichester,
West Sussex, RH14 0BH



**LIGHT INDUSTRIAL /
WAREHOUSE / STORAGE**

2,478 Sq Ft
(230 Sq M)

RENT: £25,000 PER ANNUM

Grade II Listed Characteristic Barn Suitable For Storage or Light Industrial In Rural Location

- + Unique Opportunity To Lease Characterful Premises in One of West Sussex Most Desirable Rural Locations
- + Positioned Within Popular Wisborough Green Surrounded By Attractive Countryside While Remaining Within Easy Reach of Petworth, Billingshurst & A272
- + Versatile Accommodation, Suitable For A Variety of Uses (stpc) With Outside Area For Circa 3 Vehicles
- + New Flexible Lease Terms Available
- + Viewing Highly Recommended



Location

Old Tanyard is situated on the Southern side of Petworth Road (A272) on the Western edge of the attractive West Sussex village of Wisborough Green. The property occupies a semi rural position combining a countryside setting with convenient access to the village centre which lies within a short distance and provides a range of local amenities including village shop, post office, public house, primary school and recreational facilities. The surrounding area is characterised by a mix of period residential properties, traditional farm steeds and open agricultural land reflecting the rural character of the locality. Wisborough Green is well positioned between the larger centres of Billingshurst and Petworth. Billingshurst railway station is situated approx. 3 miles to the East providing regular services to London Victoria and along the South coast. The A272 offers excellent road connections to the A24 and A29 providing access to Horsham, Chichester and the wider South East. The property therefore benefits from an attractive balance of rural surroundings whilst remaining readily accessible to both local and regional transport networks.

Description

Old Tanyard Barn is an attractive and substantial detached timber framed barn of traditional construction offering considerable character and period charm. Clad in weatherboarding beneath a pitched clay tiled roof, the building occupies a delightful setting surrounding mature trees, creating a private and picturesque environment. The barn retains its authentic agricultural appearance with large timber door and original features presenting an excellent opportunity for a variety of commercial businesses subject to gaining any necessary planning consents. The property is currently a series of rooms which some interconnect and some of which are self contained. The property does require some investment, and incentives may therefore be available subject to overall terms.

Accommodation

Floor / Name	SQ FT	SQM
Barn One	162	15
Barn Two (has power)	272	25
Barn Three (has power)	375	35
Main Barn	780	72
Log Store	440	41
Barn Four	153	14
Barn Five	148	14
Barn Six	148	14
Total	2,478	230

Terms

The property is available by way of new affective FR&I lease with terms to be negotiated and agreed.

Business Rates

The property has not been rated by the VOA (Valuation Office Agency) and therefore interested parties would be advised to contact the local authority to confirm what rates (if any) are applicable to their business.

Summary

- + **Rent** - £25,000 Per Annum Exclusive
- + **VAT** – Not To Be Charged
- + **Legal Costs** – Each Party To Pay Their Own
- + **AML** - in accordance with Anti-money laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together evidence /proof Identifying the source of funds being relied upon to complete the transaction.

Viewing & Further Information

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