

The Office, Sheep Lane, Midhurst GU29 9NT



TO LET

■ Rarely Available Self Contained Offices

Size 155.33 sq m (1,672 sq ft)

■ Key Features

- Self Contained Offices
- Conservation Area
- Close to all amenities
- Assignment of existing lease to June 2027
- Current Rent £15,000 pa.

Location

Midhurst is an attractive mid Sussex market town with a substantial rural catchment area and is a tourist base within an area of outstanding natural beauty. It is located approximately 10 miles south of Haslemere 12 miles north of Chichester and 55 miles from London. The town is internationally known for its polo centre at Cowdray Park.

The property is situated on Sheep Lane in the centre of the town close to the Spread Eagle Hotel & Spa and all local amenities.

Accommodation

Stunning purpose built Victorian office building set in a conservation area and close to all the local amenities.

We have measured and calculate the accommodation to have the following approximate Net Internal Area (NIA):

Floor	Sq m	Sq ft
Basement Storage	12.05	130
Ground Floor Offices	38.75	417
First Floor Offices	48.77	525
First Floor Extension	16.32	175
Attic Storage	35.31	380
Total	151.23	1,672

EPC

We understand the property has an EPC rating of D 83.

Business Rates

Rateable Value (2017): £11,750

As the RV is below £12,000 we believe 100% small business rate relief is possible.

Viewings and Further Information

Please contact the sole agents Flude Commercial incorporating Garner Wood:

chichester@flude.com

01243 819000

www.flude.com



Terms

The property is available by way of **assignment of the existing lease** commencing on 24th June 2015 for a term of 12 Years. **Current passing rent £15,000 pa excl.**

Next rent review due 24th June 2019.

There are mutual break clauses on 24th June 2021 and 24th June 2024.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Planning

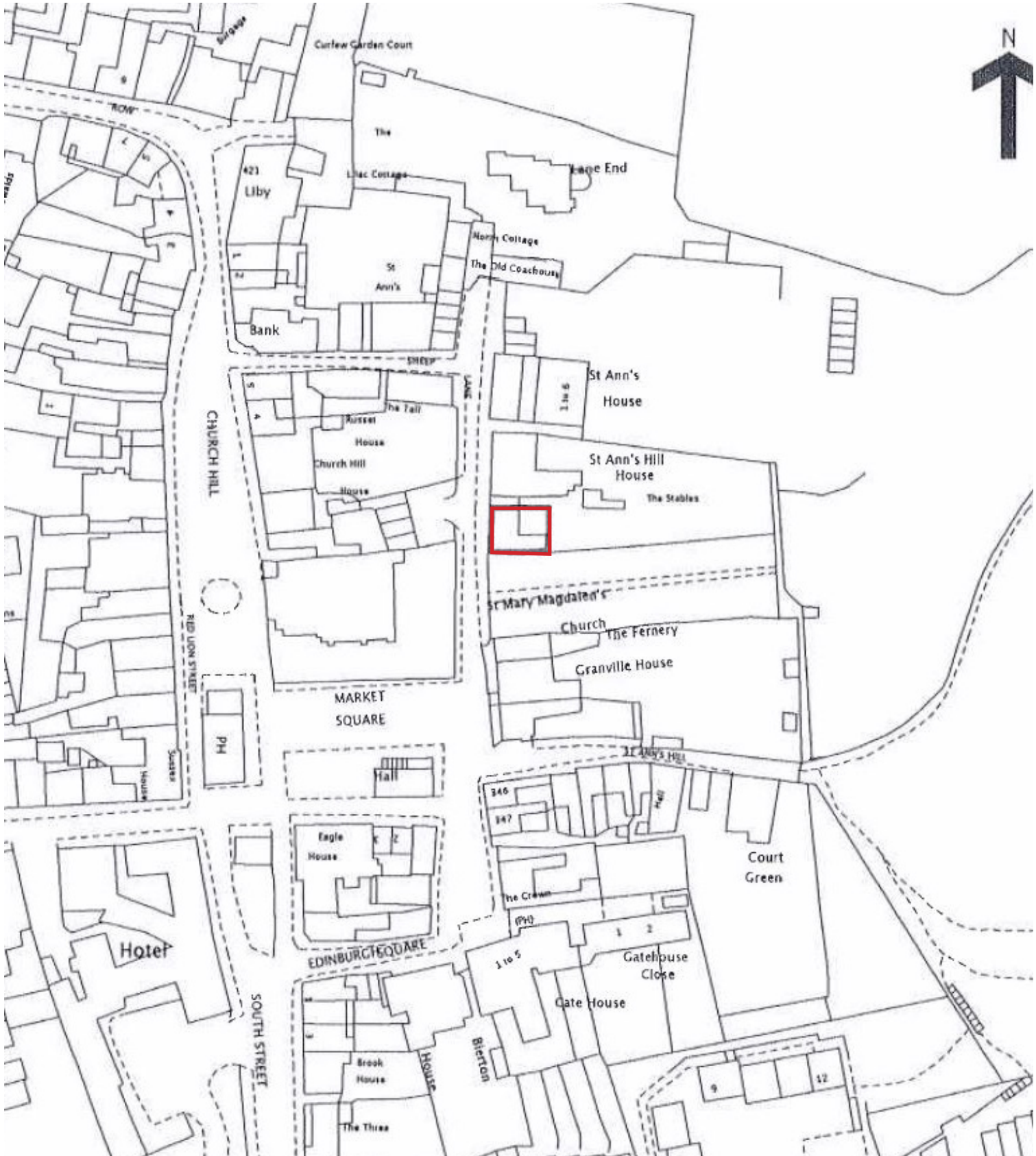
We understand that the premises benefit from **Class B1(a) Office use** within the Use Classes Order 1987 (as amended).

Legal Fees

Each party to bear their own legal costs incurred.



Floor Plans



Flude Commercial 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 Commercial 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.

18 April 2019