

# FREEHOLD INVESTMENT FOR SALE OFFICE TO LET



**46 HIGH STREET**

**HURSTPIERPOINT, WEST SUSSEX BN6 9RG**



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**GRAVES  
SON &  
PILCHER**

01273 321 123

INCORPORATING

**CD Clifford Dann**

## Location

The property is situated on the south side of Hurstpierpoint High Street. This busy village is some 9 miles north of Brighton and 8 miles south of Haywards Heath. Hassocks mainline railway station is approximately 2 miles away. The A23 provides good road communications to the South Coast and London

## Accommodation

Constructed in the 1960s, the property comprises a two-storey building with a lock-up shop at the front and vacant offices on the first floor. To the rear is a store building and two covered car parking spaces.

<b>Ground Floor</b>	Shop	288 ft <sup>2</sup>	26.8 m <sup>2</sup>	The shop is let on a lease expiring February 2025 at an annual rent of £9,500 pa ex.
	Kitchen & WC			
	Rear outside store	210 ft <sup>2</sup>	19.5 m <sup>2</sup>	
<b>First Floor</b>	Front office	325 ft <sup>2</sup>	30.3 m <sup>2</sup>	The offices are accessed via a self contained entrance at the side of the building and are currently vacant.
	Office 2	385 ft <sup>2</sup>	35.8 m <sup>2</sup>	
	Office 3	162 ft <sup>2</sup>	15.0 m <sup>2</sup>	
	Kitchen	70 ft <sup>2</sup>	6.5 m <sup>2</sup>	
	Store	81 ft <sup>2</sup>	7.5 m <sup>2</sup>	

## Terms

Offers are invited in the region of £345,000 for the freehold interest.

The office is available TO LET at a rental of £14,900 per annum, exclusive, on a new lease with terms to be agreed.

Each party to be responsible for their own legal expenses.

**Rateable Values** Shop: £5,800 Office: £2,950      **EPC Ratings** Shop: D Office: D

Viewing by appointment with sole agent Graves Son & Pilcher LLP

All measurements are approximate



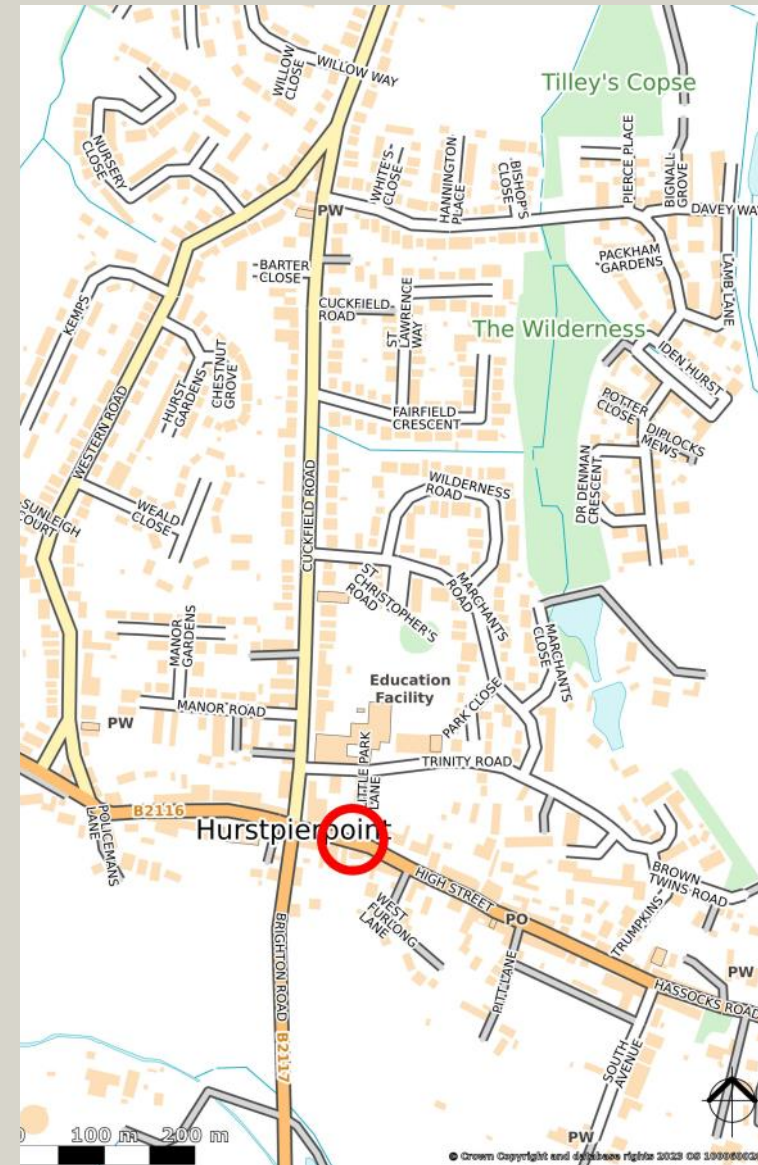
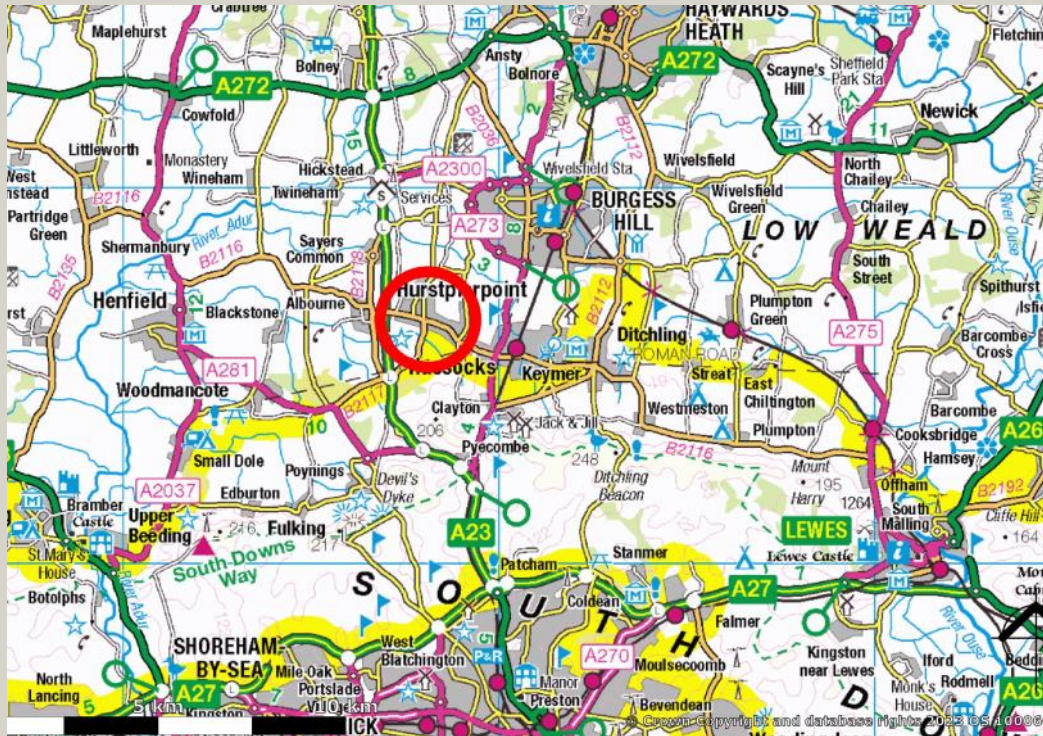
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