

FOR SALE
FREEHOLD BUILDING COMPRISING
A VACANT RETAIL UNIT &
SPACIOUS THREE BEDROOM MAISONETTE



TOWN CENTRE TRADING LOCATION
ARUNDEL HOUSE
RUMBOLDS HILL
MIDHURST
WEST SUSSEX
GU29 9ND

Henry Adams HRR Commercial Ltd, 50 Carfax, Horsham, West Sussex RH12 1BP
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Residential / **Commercial** / Rural / Development / Auctions

LOCATION

Midhurst is a thriving Mid-Sussex market town located at the intersection of the A272 with the A286, approximately 12 miles north of Chichester and the A27 coastal trunk road, 10 miles east of Petersfield and the A3, and 8 miles south of Haslemere. A Google Street View of Rumbolds Hill can be viewed through Google Maps by typing in the property's postcode GU29 9ND

DESCRIPTION

The property comprises a ground floor retail unit and spacious three-bedroom, self-contained maisonette, which is arranged over first and second floors.

ACCOMMODATION

Commercial Shop Premises (Ground Floor)

Net Internal Area 1,200 sq ft (111.5 sq m)

Residential Maisonette (First & Second Floors)

The first floor offers a good size living room with separate dining room/study room. Adjoining is a fitted kitchen with plenty of cupboard storage and space for a tumble dryer. The bathroom benefits from a bathtub, overhead shower and WC. There is a second, separate W/C adjacent. The second floor offers two generous double bedrooms and a single bedroom.

Note: The property does not come with any garden area or on-site parking, but we understand limited local parking permits are available to residents through Midhurst Town Council.

TENANCIES

Commercial Aspect

The premises are being offered with vacant possession.

Residential Aspect

The maisonette is let on an Assured Shorthold Tenancy agreement at a passing rent of £1,150 PCM / £13,800 per annum (Term expiry 30.01.2026).

TENURE

Freehold interest, subject to the above residential tenancy.

PRICE

£325,000

VAT STATUS

We have been advised that the property has not been elected for VAT status.

PLANNING (COMMERCIAL ASPECT)

We understand the commercial aspect falls with Use Class E (Commercial, Business & Service) of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. Permitted uses within this Class allow multiple business uses, including retail, offices, leisure, and clinic related uses. We would advise interested parties to check with the Local Planning Authority or a qualified planning consultant on permitted uses within Class E.

BUSINESS RATES & COUNCIL TAX CHARGES (2025/2026 FINANCIAL YEAR)

Business Rates

Rateable Value £17,250 | Rates Payable £8,607.75

Council Tax

Valuation Band D £2,420.86

Interested parties are advised to contact Chichester District Council to verify these figures or alternatively, this information can be found on-line through GOV.UK

ENERGY PERFORMANCE RATINGS

Commercial Band B (41)

Residential Band D (62)

Certificates can be made available by email on request or downloaded on-line from GOV.UK website portal.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering requirements, upon an agreement of Heads of Terms, a mandatory Tenant/Purchaser, Know Your Customer (KYC) documentation request will be made.

VIEWING ARRANGEMENTS

By appointment with sole agent's Henry Adams Commercial, 50 Carfax, Horsham, West Sussex

CONTACT

Andrew Algar – Head of Commercial Property

01403 282 519

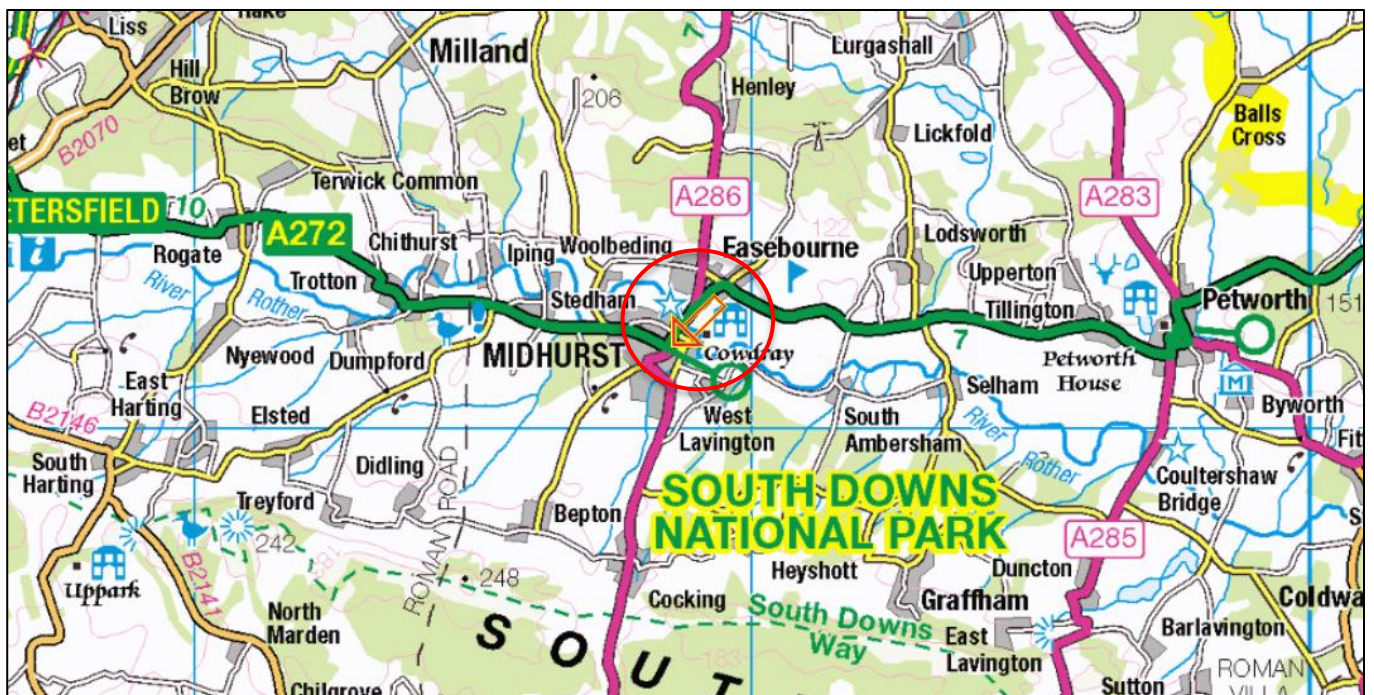
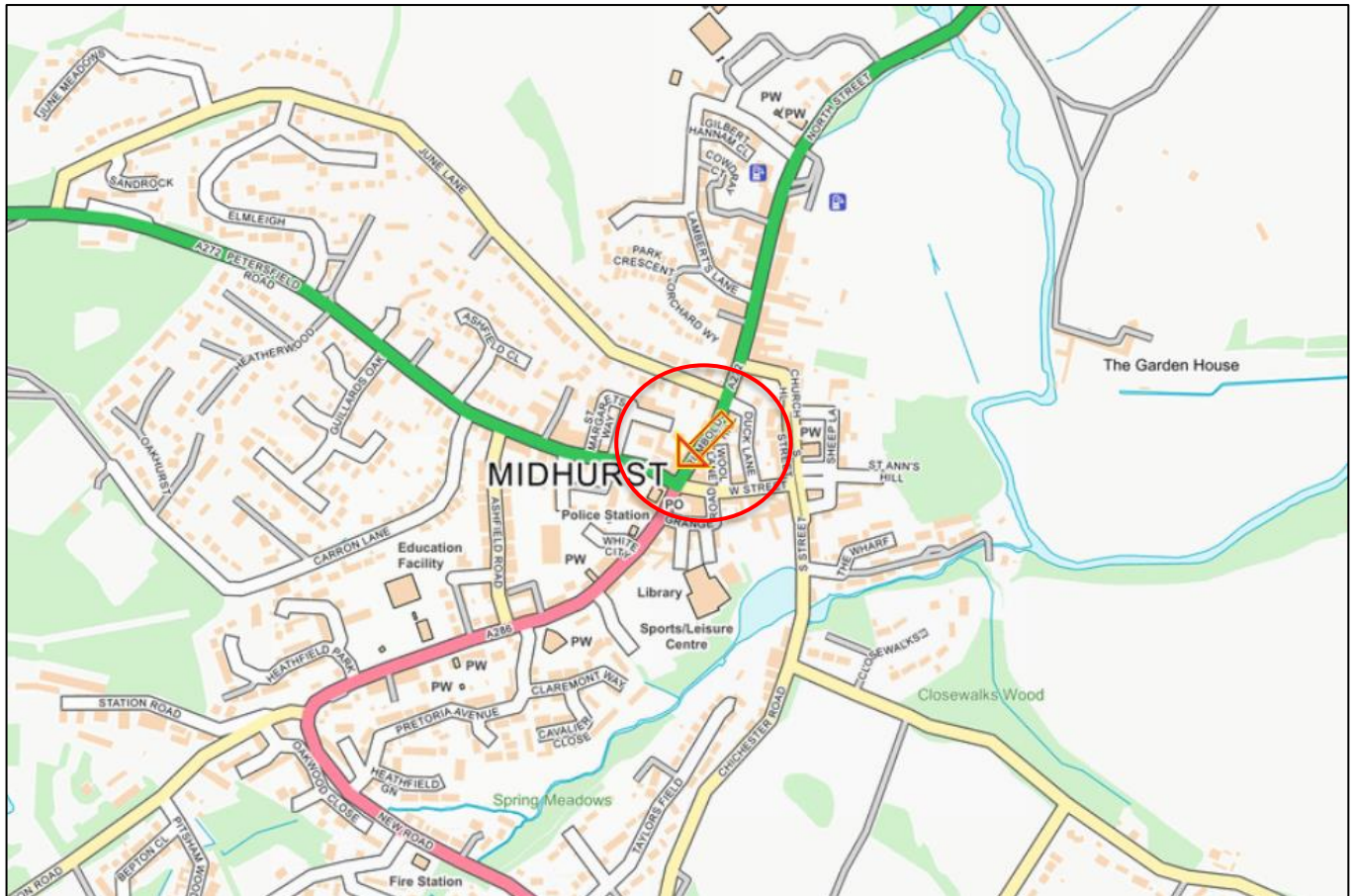
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COMMERCIAL ACCOMMODATION



LOCATION MAPS - NOT TO SCALE



Agent's Notice – We endeavour to make our particulars as accurate and reliable as possible. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Measurements, areas, plans and distances are approximate only. Photographs and computer-generated images show only certain parts and aspects of the property at the time they were taken or created. Neither Henry Adams HRR Commercial Ltd nor any of its employees has any authority to make or give any representation or warranty whatsoever in relation to the property. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service system or appliance. Intending purchasers or lessees must satisfy themselves with regard to each of these points. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.