



**UNIT 1, GATLEY HOUSE, MILL LANE, STORRINGTON, WEST SUSSEX, RH20 4NF**

- **COMMERCIAL PREMISES – RETAIL/ OFFICE**
- **FOR SALE OR TO LET**
- **GROUND FLOOR: 35.66 SQ M (384 SQ FT)**

**Colyer Commercial**  
CONSULTANT SURVEYORS

## Location

Storrington, which is located approx. 9 miles to the north of the popular tourist town of Worthing and approximately 15 miles south of the town of Horsham is a thriving large village in a picturesque setting at the foot of the South Downs, conveniently close to the A24 road.

There is a mainline station in Pulborough, approximately six miles to the west. Storrington has comprehensive shopping facilities including a Waitrose, restaurants, cafes, banks, primary and middle schools, churches, a modern doctors' surgery, dental practices, opticians, library and a museum.

## Description

A rare opportunity to purchase a superbly presented Retail / Office premises in the heart of Storrington which is located at ground floor level.

The premises benefits from:

- LVT flooring,
- CCTV (not tested)
- Electric heating
- Ample electrical points and pendant lighting.
- The property has its own electric and water connections
- Excellent seating area to front
- Kitchen and WC located at the rear.
- Externally there is first come first serve parking directly in front of the property.

## Floor Areas

The unit has the following approximate net internal floor area:

	Sq m	Sq ft
Main retail area	33.21 m <sup>2</sup>	357 SQ FT
Kitchen	2.45 m <sup>2</sup>	26 SQ FT
Total	35.66 m <sup>2</sup>	384 SQ FT

## Tenure

The Long Leasehold interest is available to purchase. The original term is 999 years with the term remaining to be confirmed. We understand the rent is a peppercorn.

## For Sale or To Let

The guide price is £125,000.

Our client's will consider letting the premises at a guide rent of £11,000 per annum exclusive.

**Business Rates – 100% Small business rates relief is available, subject to status.**

The rateable value as advertised by GOV.UK is as follows:  
Rateable value: £7,600  
UBR (2025/2026) 49.9p in the £

We recommend that interested parties contact Horsham District Council to verify the rates payable.

## VAT

VAT is NOT chargeable on the terms quoted.

## Use

The property can be used within classes A1, A2 or B1 (Now Class E) of the Town & Country Planning Act 1987. This means the tenant is permitted to use the property as an office or a shop.

## EPC

EPC rating C 74. Certificate available upon request.

## EPC

Each party responsible for their own legal costs.



Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

**STRICTLY BY APPOINTMENT WITH SOLE LETTING & SELLING AGENTS**

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