

Retail Property



**DOWNING  
ASSOCIATES**

Petworth - Yeomans East Street



- Shop For Sale with vacant possession.
- Rare Opportunity in Sought after Location
- Affluent County Town renowned for its range of independent shops.
- Close to New Leaconfield Restaurant opening shortly.
- Adjacent to Octavia with Petworth Travel close by.

[www.downing-associates.co.uk](http://www.downing-associates.co.uk)

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Howard Buildings  
69/71 Burpham Lane  
Burpham, Guildford  
Surrey

# Petworth - Yeomans East Street

## Location

Petworth is a attractive small country town dominated by Petworth House with its beautiful 750 acres of landscaped parkland and lies just north of the South Downs. Chichester lies approximately 14 miles to the south, with London only 50 miles by road and approximately 18 miles to Guildford.

Pulborough mainline station (serving the coast, Gatwick , Victoria and London Bridge 70 minutes) is 4 miles away and Haslemere station (Waterloo 60 minutes) is 10 miles away.

Petworth is well renowned for its narrow streets and its range of quality independent shops with an emphasis on the Antique Trade.

## Situation

The property is in East Street which forms the principle route into the town centre from the North and benefits from on street parking.

Immediately adjacent is Octavia with Petworth Travel, Giovanna Ticciati and with the soon to be opened Leaconfield Restaurant close by.

## Description

It is believed that the property dates from late 18<sup>th</sup> Century and comprises of ground floor retail accommodation with kitchen and WC facilities at the rear and ancillary/storage accommodation at basement level.

## Tenure

The property is held on lease for 999 years from 29 September 1986 on current rent of £1.

## Accommodation

The premises afford the following dimensions and floor areas:

## Price

We are seeking offers in the region of **£270,000** for the benefit of the long leasehold interest subject to vacant possession.

<b>Internal width Max</b>	5.65m	18'6"
<b>Internal Width Min</b>	3.33m	10'11"
<b>Depth</b>	14.64m	48'
<b>Ground Floor Area</b>	65.56sqm	706 sq ft
<b>Basement (Trap Door Access)</b>	35.34sqm	380 sq ft

## V.A.T

The property has not been elected for V.A.T and therefore V.A.T will not be payable on the purchase price.

## Further Information

Please contact sole agents :  
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## MISREPRESENTATION ACT

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