



Retail Investment/Owner Occupier Opportunity – Freehold For Sale  
Two Shops + S/C Four Bed Flat and Courtyard Parking

## LOCATION

Midhurst is an affluent market town in West Sussex, situated c. 11 miles north of Chichester and c. 20 miles south of Guildford with a population of 4,9194 (2001 census). The town benefits from good regional road communications and is located a little under 10 miles from both the A3 and A27.

The properties occupy a prominent position at the southern end of North Street, close to its junction with June Lane. Public parking is available at the North Street public car park (168 spaces) and on-street parking is also available on North Street.

Nearby occupiers include **Hays Travel**, **Cancer Research** and **Between The Lines** while other occupiers on North Street include **Tesco Express**, **Boots** and **Age UK**.



## ACCOMMODATION

The properties comprise two separate two-storey buildings with courtyard parking and a self-contained four bed flat, with vacant possession throughout. Approximate dimensions and gross internal floor areas are as follows:-

### Left hand building (Garrett House)

Gross Frontage	5.38 m	17 ft 8 ins
Internal Width (max)	5.08 m	16 ft 8 ins
Shop and Built Depth	4.67 m	15 ft 4 ins
Ground Floor	23.96 sq m	258 sq ft
First Floor	26.84 sq m	289 sq ft
<b>Total</b>	<b>50.80 sq m</b>	<b>547 sq ft</b>

### Right hand building

Gross Frontage	6.09 m	20 ft 0 ins
Internal Width (max)	5.76 m	18 ft 11 ins
Shop and Built Depth	12.49 m	41 ft 0 ins
<b>Ground Floor</b>	<b>97.54 sq m</b>	<b>1,050 sq ft</b>
First Floor Residential	98.57 sq m	1,061 sq ft

The first floor above the right hand building comprises a self-contained four bed flat approached via steps from the rear of the courtyard.

The gated courtyard provides secure parking for 2/3 cars.

Neither property is listed but both are situated in the Midhurst Conservation Area.



## TERMS

Offers are invited in excess of **£395,000** for the entire freehold interest with vacant possession throughout.

Note: The property is NOT elected for VAT.

## ENERGY PERFORMANCE CERTIFICATE

The left hand building, right hand building, and flat are currently rated within bands D, D and E respectively. Copies of the EPCs are available on request.

## RATING ASSESSMENT

Current Rateable Value	£9,300
Rate in the £ (2023/24)	49.9p

Prospective occupiers should make their own enquiries to verify this information.

Note: This rating assessment appears to be incorrect as the areas quoted by the VOA do not match either property.

## DATA ROOM

For title, plans, measured survey, VOA and EPCs see: [www.cradick.co.uk](http://www.cradick.co.uk).

## CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

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