



FOR SALE

Versatile Office / Commercial Premises in Village Location

Eastgate, London Road, Ashington, Pulborough, West Sussex, RH20 3DD

Offers in Excess of £100,000

521 Sq Ft

**Michael
Jones
& Company**

Eastgate, London Road, Ashington, Pulborough, West Sussex, RH20 3DD

Location

The property is situated in the expanding village of Ashington in West Sussex. The village of Ashington is located mid way between the towns of Horsham (11 miles to the north) and the popular seaside town of Worthing (9 miles to the south). The village which is accessed via the main A24 trunk road has undergone comprehensive landscaping and development over the past decade and benefits from a public house, a neighbourhood shopping parade and a primary school.

Description

A rare opportunity to purchase a single storey office/commercial premises of standard brick construction under a tiled pitched roof. The property has, in most recent times, been used as offices for a local church comprises of 3 cellular office rooms with separate kitchen and WC facilities. Internally the space benefits from double glazing, carpeting throughout, strip lighting, ample electrical points and presents in superb decorative condition. Externally there is a small courtyard area with potential for staff seating/break out space.

Please note that there is no allocated parking with this property.

Accommodation

The property has the following approximate floor areas:

Front Office	148 Sq Ft
Office Room	161 Sq Ft
Office Room Two	86 Sq Ft
Meeting Room	81 Sq Ft
Kitchen	45 Sq Ft
WC	unmeasured

TOTAL AREA **521 Sq Ft**

Tenure

The property is available freehold with full vacant possession upon completion.

Guide Price

Offers in Excess of £100,000.

VAT

We are informed that VAT is not to be charged on the purchase price.

Business Rates

Interested parties are asked to contact Horsham District Council's business rates department to ascertain the necessary costs applicable to this property.

Virtual Tour

<https://my.matterport.com/show/?m=mKenRkWcPae>

EPC

To follow.

Legal Fees

Each party to pay their own legal costs unless otherwise agreed.

Viewing

Strictly by appointment through Michael Jones Commercial.



Michael Jones & Company Commercial

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All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct, however, neither Michael Jones nor their client guarantees their accuracy nor are they intended to form any part of a contract. No person in Michael Jones employment has authority to give representation or warranty in respect of this property.

VAT: Under the Finance Act 1989 VAT may be chargeable on the sales and rentals of commercial property. Applicants are advised to make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.

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