

FREEHOLD FOR SALE
BARN CONVERSION OFFICE ACCOMMODATION
MIGHT SUIT VARIOUS USES WITHIN CLASS "E"



100% SMALL BUSINESS RATES RELIEF AVAILABLE

**THE GRANARY, WICKET MEADOW
LYONS ROAD, SLINFOLD
WEST SUSSEX
RH13 0RX**

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

LOCATION

Wicket Meadow is located in Slinfold in West Sussex between Horsham and Billingshurst, which are located to the northeast (3.0 miles) and southwest (4.0 miles) respectively. The A24 junction with links to the A23 and motorway network is located approximately 2.3 miles to the northeast. The entrance to Wicket Meadow is accessed directly off Lyons Road, opposite the cul-de-sac entrance to Mitchell Gardens.

DESCRIPTION

This detached property is a former granary farm building, which was converted to office accommodation approximately 20 years ago. The property retains its character features and benefits from 590 sq ft (54.8 sq m) of floor space, arranged over ground floor and two mezzanine areas. There is a small kitchen area and two separate toilets. The building is accessed from two external doors. The property has two allocated parking spaces with additional visitor spaces available nearby.

We understand BT fibre optic broadband is available, subject to the usual tariffs. We would advise interested parties speak to BT directly to verify connection costs and tariffs.

ACCOMMODATION

Net Internal Area	590 sq ft (54.8 sq m)
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PRICE

£185,000

OFFERS

Our client will only consider cash funded, unconditional proposals. Proposals subject to planning or lending will be firmly rejected. All offers must be made in writing with confirmation of solicitors details and proof of funding.

PLANNING

We understand the property falls within Class E (Commercial, Business & Service) of Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. Permitted uses within this Use Class allow the premises to be used as an office, workshop, retail shop, clinic and leisure related uses. We would advise interested parties to check with the Local Planning Authority or a qualified planning consultant on permitted uses.

BUSINESS RATES (2023/2024 FINANCIAL YEAR)

The Rateable Value advertised by GOV.UK for 2023/2024 is £6,100. The Uniform Business Rates multiplier for 2023/2024 is 49.9p in the £ making the Rates Payable £3,043.90. Properties with a Rateable Value less than £12,000 are eligible for **100% Small Business Rates Relief**. Interested parties are advised to contact Horsham District Council, Council Tax and Benefits Department on 01403 215555 to verify these figures or alternatively, this information is available online through GOV.UK www.gov.uk/find-business-rates

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and will be available shortly.

VIEWING ARRANGEMENTS

By appointment through sole selling agents Henry Adams Commercial
www.henryadams.co.uk/commercial

CONTACT

Andrew Algar - Head of Commercial Property

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07868 434 44

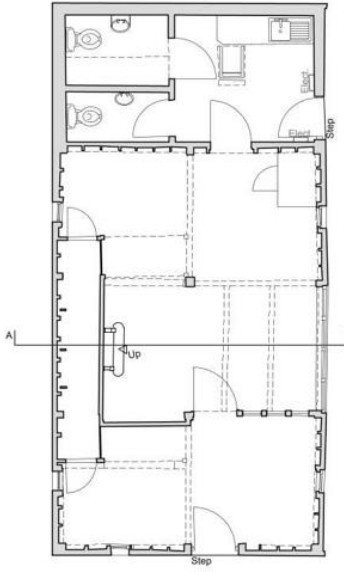
andrew.algar@henryadams.co.uk



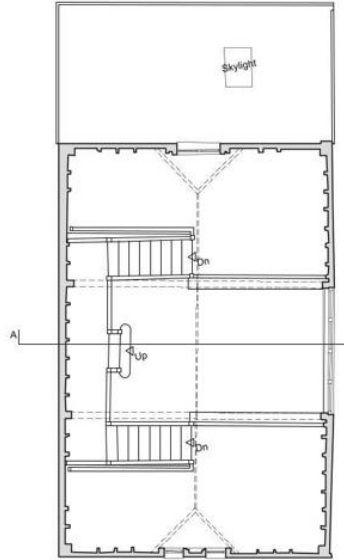
ENTRANCE TO WICKET MEADOW FROM LYONS ROAD

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 Limited 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.

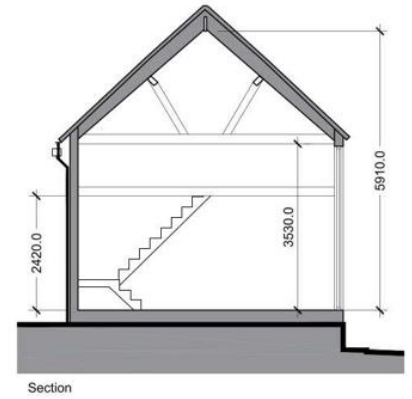
FLOOR & ELEVATION PLANS - NOT TO SCALE



Existing Ground Floor Plan



Existing First Floor Plan



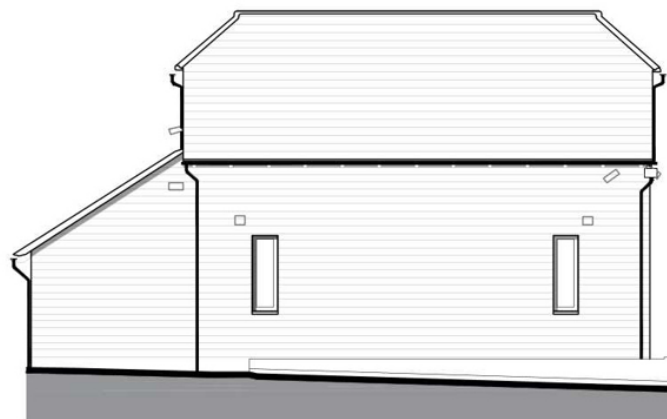
North Elevation



East Elevation



South Elevation



West Elevation

LOCATION MAPS - NOT TO SCALE

