

FREEHOLD FOR SALE
CHARACTER-RICH LISTED BUILDING WITH
ESTABLISHED CLASS "E" COMMERCIAL USE



NET INTERNAL FLOOR AREA – 1,852 SQ FT (172 SQ M)

TUDOR ROSE ANTIQUES
EAST STREET
PETWORTH
WEST SUSSEX
GU28 0AB

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Residential / **Commercial** / Rural / Development / Auctions

LOCATION

Petworth is a historic market town located at the junction of the A272 and A283, positioned 6.6 miles east of Midhurst and 8.8 miles west of Billingshurst. The city of Chichester and the south coast are also easily accessible, sitting just 12 miles to the southwest via the A285. While the town offers an excellent range of local amenities to support its large rural community, it is best known for its thriving hub of antique dealers and interior design shops. East Street serves as a prime commercial trading area; its close proximity to the National Trust's Petworth House ensures a vibrant, year-round influx of tourists and day-trippers. A street view of East Street is available through Google Maps using the postcode GU28 0AB.

DESCRIPTION

A rare opportunity to acquire a prominent, character-rich period property arranged over ground and first floor. Brimming with historic charm, the interior boasts striking original inglenook fireplaces and beautifully exposed timbers. This versatile commercial property features high ceilings, a generous flexible footprint, and an adaptable layout perfect for a wide range of Class E uses. The space benefits from excellent street visibility thanks to its double-fronted display windows, and it offers convenient dual access via two separate entrances. In addition, there is a compact, boarded out loft space, providing additional storage.

ACCOMMODATION (NET INTERNAL AREAS)

Ground Floor	827 sq ft (76.8 sq m)
First Floor	1,025 sq ft (95.2 sq m)
Total Area	1,852 sq ft (172 sq m)

The layout of accommodation features a mix of open-plan and interconnected rooms; floor plans are available by email upon request.

TENURE

Freehold interest with vacant possession.

PRICE

£425,000

PLANNING

We understand the property benefits from Use Class E (Commercial, Business & Service) of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. Permitted uses within this Class allow multiple business uses, including retail, offices, leisure, and clinic related uses. We would advise interested parties to check with the Local Planning Authority or a qualified planning consultant on permitted uses within Class E or alternatively, this information can be accessed online through various third-party websites such as Planning Geek <https://www.planninggeek.co.uk/use-class/use-class-e/>.

LISTED STATUS – (HISTORIC ENGLAND)

This is a Grade II listed building; a summary of its listed parts can be found on Historic England's website <https://historicengland.org.uk/> under its *List Entry Number 1224388*.

ENERGY PERFORMANCE RATING

This property has been assessed and graded a Band C (56) energy performance rating. A certificate can be made available by email on request or downloaded online from GOV.UK website portal.

BUSINESS RATES (2026/2027 FINANCIAL YEAR)

The advertised Rateable Value listed by GOV.UK is £24,250. The Uniform Business Rates multiplier for 2026/2027 is 43.2p in the £ making the Rates Payable £10,476. Interested parties are advised to contact Chichester District Council or alternatively, this information is available online through GOV.UK www.gov.uk/find-business-rates.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering requirements, upon an agreement of Heads of Terms, a mandatory purchaser, Know Your Customer (KYC) documentation request will be made available.

VIEWING ARRANGEMENTS

By appointment through SOLE SELLING AGENTS
Henry Adams Commercial www.henryadams.co.uk/commercial

CONTACT

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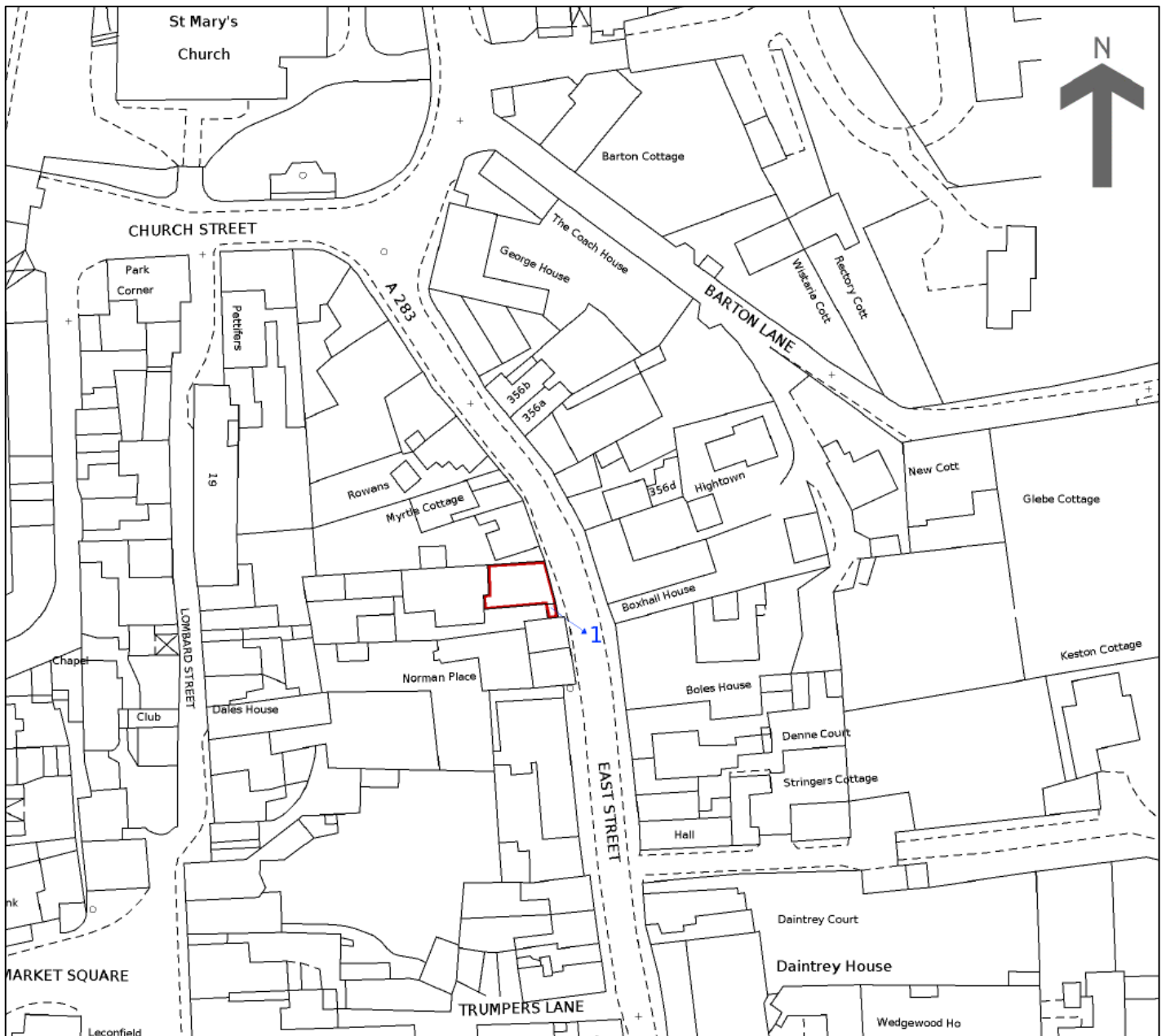






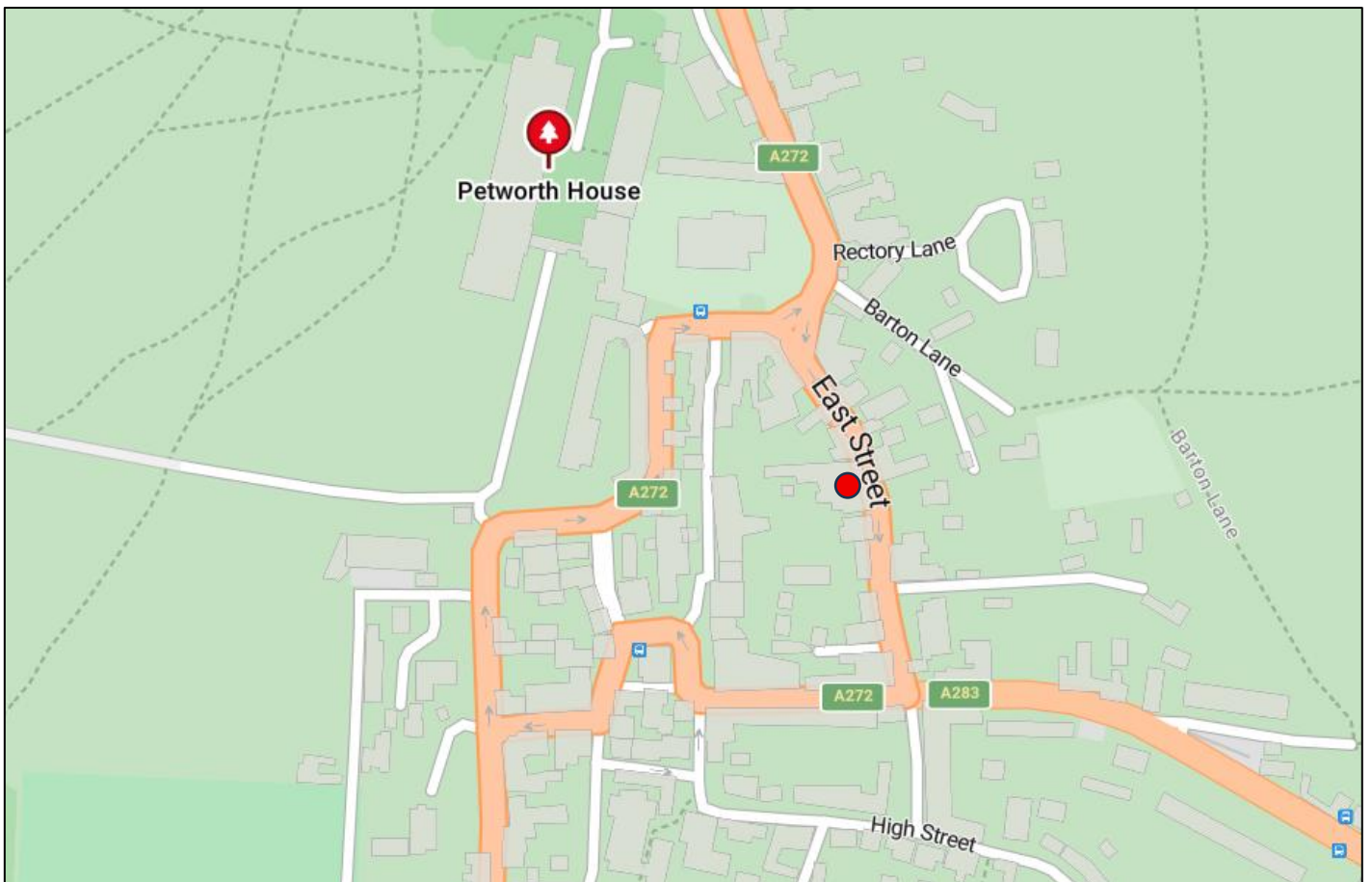
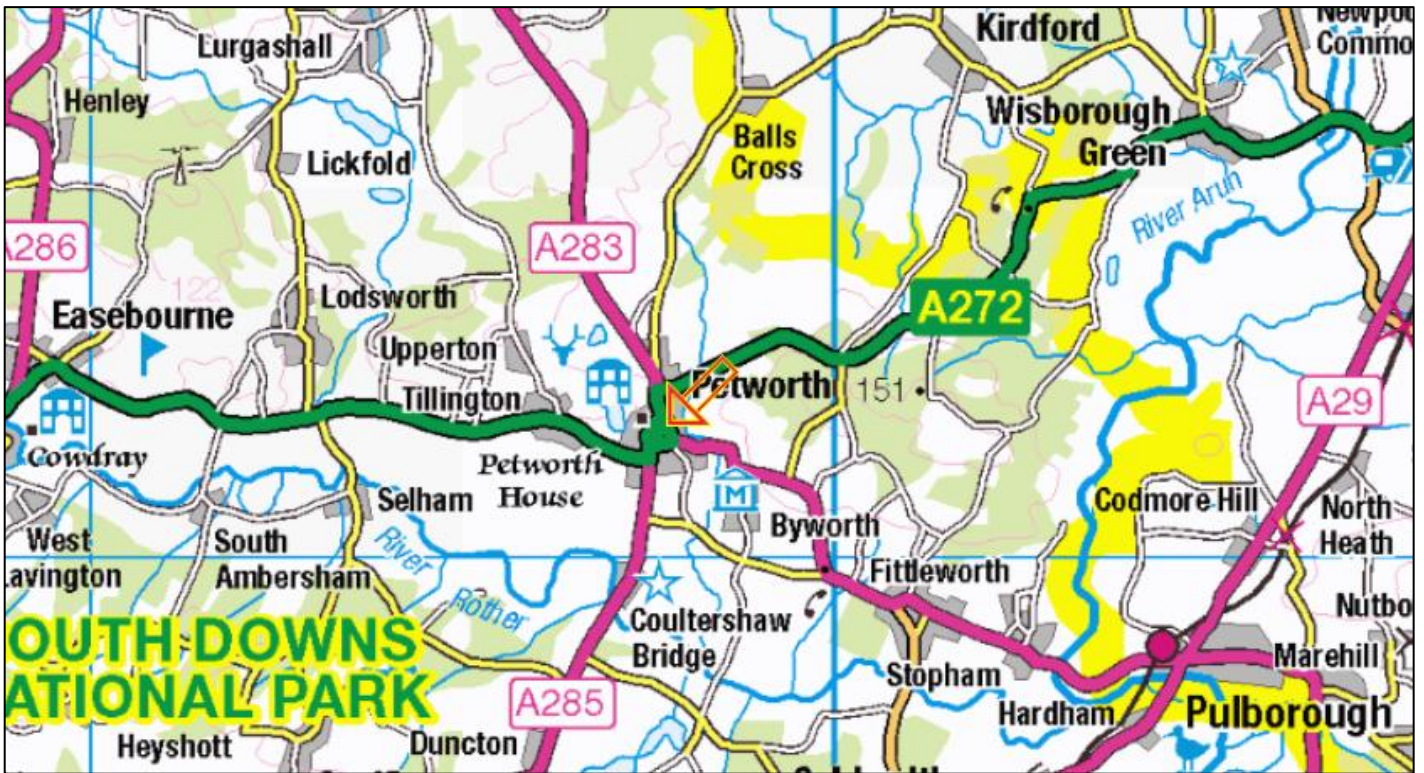
LAND REGISTRY TITLE DEED NUMBER – WSX257029

TITLE DEED PLAN – NOT TO SCALE



A full-sized PDF copy of the property's Title Deed Plan is available by email upon request.

LOCATION MAPS - NOT TO SCALE



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 Ltd 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.