



The Winery, Southlands Lane, West Chiltington, West Sussex, RH20 2JU

**ATTRACTIVE OFFICE WITH YARD/PARKING TO LET
SUITABLE FOR A VARIETY OF USES WITHIN CLASS E
2,254 SQ FT (209.4 SQ M)**

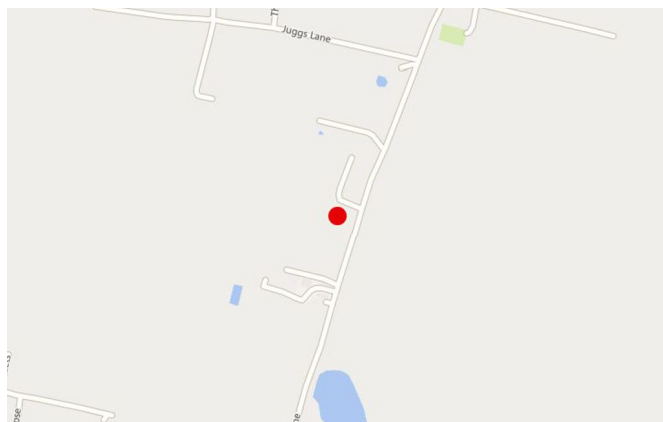


THE WINERY, SOUTHLANDS LANE, WEST CHILTINGTON, WEST SUSSEX, RH20 2JU

Location

The Winery is located on Southlands Lane in the rural West Sussex Village of West Chiltington. Conveniently located equidistant between the seaside town of Worthing and the market town of Horsham and close to the established villages of Storrington and Pulborough. The A24 dual carriageway with its links to the A272 and A27 is located approximately 4 miles to the east. The nearest mainline railway station is to be found at Pulborough where there are frequent rail services to London Victoria and along the south coast to the southern towns.

West Chiltington is an attractive West Sussex village set within open countryside, with the surrounding area known for its vineyards, rural businesses and a good range of local amenities, including shops, cafes, banks, a Waitrose Supermarket and other village centre facilities.



Description

The Winery comprises a single-storey, self-contained commercial building, benefiting from insulated aluminium roofing and attractive black-wooden cladding. The property is accessed via two separate entrances, with a black powder-coated metal personnel door to the front elevation and double powder-coated metal doors to the side.

Internally, the accommodation provides a spacious reception area with immediate access to a kitchen and separate male and female WC facilities. The current layout comprises a series of cellular glazed offices, although these partitions are understood to be demountable, allowing the space to be reconfigured to provide more open-plan accommodation if required by an occupier. Externally, the property benefits from a substantial yard area, suitable for car parking, servicing and/or open storage, subject to any necessary consents.

- LPG Heating
- Carpeted Flooring
- Spot Lighting
- CCTV (not tested)
- Double Glazed Windows
- Perimeter Trunking
- Large side yard suitable for construction or infrastructure companies requiring a yard area.

Accommodation

The premises comprise the following approximate net internal floor areas:

	Sq Ft	Sq M
Reception	220	20.44
Office area	1,915	177.9
Kitchen	119	11.06
TOTAL	2,254	209.4

Rent

Rent is as follows:

- Years 1 - 2 - £25,000 per annum
- Years 3 - 4 - £27,500 per annum
- Year 5 - £30,000 per annum

Planning

We understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020. Interested parties should make their own planning enquiries with the Local Authority.

Business Rates

According to the VOA (Valuation Office Agency) the property has a current rateable value of £27,250. Please contact the Local Authority to ascertain if any rates assistance is applicable to the business.

Service Charge

A service charge of approximately £1,630 per annum will be applicable towards the building insurance and upkeep and maintenance of the building and common parts. Further details are available on request.

VAT

VAT is applicable on the terms quoted.

EPC Rating

The premises has a rating of D (100). EPC certificate available on request.

Legal Costs

Each party to be responsible for their own legal costs.

AML

In accordance with anti-money laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds.

Viewing

Strictly by appointment with the sole letting agents.

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