

**UNIQUE FREEHOLD
OPPORTUNITY**

FOR SALE



42-44 HIGH STREET

STORRINGTON RH20 4DU



01273 321 123

GSP.UK.COM

Location

Situated in the heart of Storrington, a picturesque village within the Horsham District of West Sussex which lies at the foot of the north side of the South Downs. The A283 runs directly through the village connecting Storrington to Steyning, Shoreham and Brighton in the east and Pulborough in the west. Local traders include Waitrose, Impulse Leisure Centre, Barclays Bank and The Anchor Inn Public House.

Accommodation

A unique opportunity to acquire this rarely available freehold in the heart of Storrington. The accommodation comprises a ground and first floor sales area with storage/office to the rear of the ground floor. Single use WC facility can be found at first floor level and a rear kitchenette is located on the ground floor. Further access is provided from the rear to an outside garden with one large store shed and a smaller brick built store.

Ground floor	441 ft ²	40.9 m ²
First floor	291 ft ²	27 m ²
Total Floor Area	732 ft	68 m²



Terms

Offers are invited in the region of **£225,000** for the freehold interest. The property may be elected for VAT and therefore VAT may be payable. Each party is to be responsible for their own legal fees.

Rateable Value £9,300

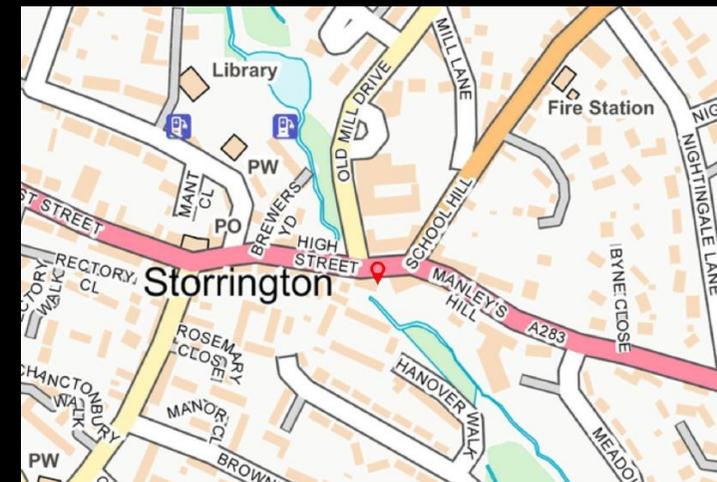
EPC applied for

amenities & services not tested
all measurements are approximate

Viewing by appointment with sole selling agent **GRAVES SON & PILCHER LLP**



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