

CLASS 'E'



LOXWOOD

BRAND NEW COMMERCIAL UNIT

(AVAILABLE Q4 2024)

FOR SALE

(Long Leasehold)

2,729 sq ft (244 sq m) approx.



**GROUND FLOOR COMMERCIAL SPACE • NURSERY GREEN • LOXWOOD
BILLINGSHURST • WEST SUSSEX • RH14 0EA**

LOCATION:

The subject site is situated in the Village of Loxwood, a small settlement situated in Chichester District Council with a resident population of some 1,597 persons (2021 census). The Village provides limited but adequate local services with some neighbourhood shops, a Doctors Surgery and an assortment of Pubs and Restaurants in the area. *ctd.*

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

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- LOCATION *ctd*:** The B2133 providing direct access to the A281 which connects Guildford to the North (12 x miles approx) and Horsham to the East (11 x miles), closer by is Cranleigh which also provides a good range of shops, Restaurants, cafes and amenities.
- DESCRIPTION:** The proposed Commercial unit is arranged in 2 x sections but could be linked and will comprise some 2,729 sq ft of space which may suit an assortment of occupier requirements.
- ACCOMMODATION:** *(All areas are approx and based on plans.)*
- | | | | |
|--------------|--------|--------------------|---------------------------|
| Ground floor | Area 1 | 2,099 sq ft | (195 sq m) approx. |
| Ground floor | Area 2 | 630 sq ft | (59 sq m) approx. |
| Total | | 2,729 sq ft | (244 sq m) approx. |
- PRICE:** **£450,000.00**
- TERMS:** The property is available For Sale by way of a long Leasehold disposal.
- VAT:** VAT will apply to the sale price.
- LEGAL COSTS:** Each party to bear their own professional and legal costs.
- BUSINESS RATES:** The property has yet to be assessed for Rating purposes.
- VIEWING:** Strictly by prior appointment through the **Sole Agents:**



Rod Walmsley Andrew Russell
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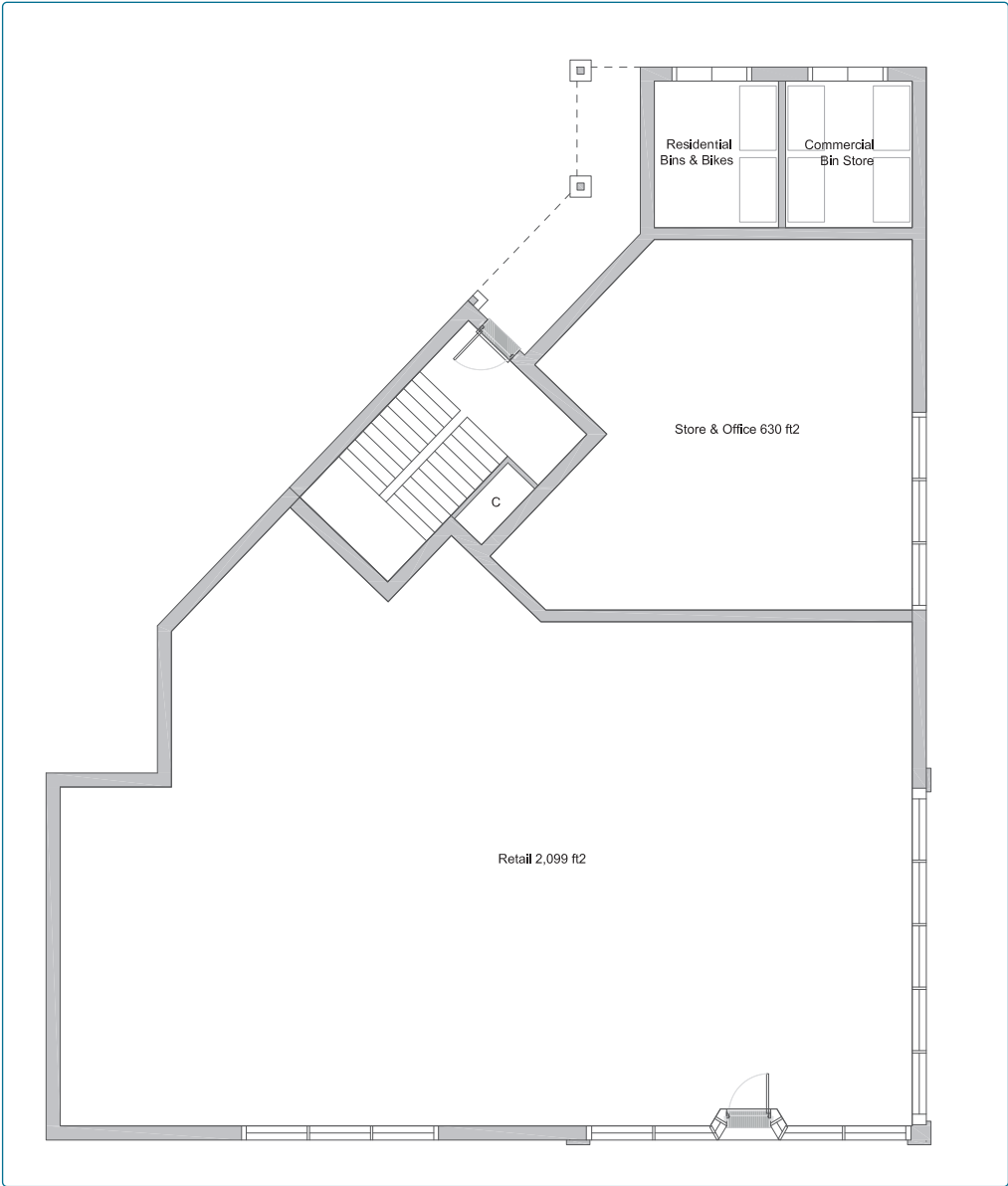
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NOTE:

Gascoignes for themselves (and joint agents where applicable) and for the vendor or lessors of this property whose sole agents they are give notice that; (i) the particulars are produced in good faith, and are set out as a general guide only and do not constitute any part of a contract; (ii) All areas/dimensions quoted are approximate; (iii) the agents have not tested any of the services and no warranty is given or implied by these particulars; (iv) All prices or rents quoted as exclusive of VAT which may be applicable to transactions involving commercial property; (v) no person in the employment of Gascoignes has the authority to make or give any representation or warranty whatsoever in relation to this property. Gascoignes is a trading name of Gascoignes Commercial Ltd which is registered in England No. 4356372.

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Ground Floor Plan

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