

**FORMER WINERY/DISTILLERY
TO LET (MAY SELL)**

6,299 sq ft (585.20 sq m) approx.



JOBSONS LANE • LURGASHALL • PETWORTH • WEST SUSSEX • GU28 9HA

LOCATION: The subject property is situated in a semi-rural location in the heart of the South Downs National Park. Lurgashall itself is a small village and Civil Parish in the district of Chichester. The population of Lurgashall is limited with a population of circa 500 persons as at the 2011 Census. There are limited shopping facilities and amenities in the area, the nearest facilities of note are in Haslemere (6 x miles to the North) and Midhurst (5 x miles to the South).

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DESCRIPTION:

The subject buildings comprise an assortment of buildings whereby the development, expansion and enlargement of the footprint has been undertaken by previous owners involved with Wine and Gin production and are thus, arranged to provide an assortment of older style buildings all of which are now vacant. The accommodation in total extends to some 5,000 sq ft approx on a site of approximately xxx acres and comprise an assortment of different areas arranged principally on the ground floor together with Basement storage.

ACCOMMODATION:

(All areas and dimensions are approx)

Basement:

Ground floor:

First floor:

Total Gross Internal Area: 6,299 sq ft (585.20 sq m) approx.

SERVICES:

Electricity and water are connected to the site.

TERMS:

The property is available To Let in its entirety by way of a new lease for a period to be agreed. Alternatively, our client may consider a sale of the Freehold interest on an unconditional basis.

TOWN PLANNING:

Interested parties are advised to make their own enquiries to the relevant Local Authority - Chichester District Council whilst applicants should be advised that the subject property is situated within The South Downs National Park.

RENT/PRICE:

Details upon application.

BUSINESS RATES:

Chichester District Council.

VAT:

VAT will not apply.

LEGAL COSTS:

Each party to bear their own Legal and Professional costs.

VIEWING:

Strictly by prior appointment through the **Sole Agents:**



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NOTE:

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