

**PROMINENT, ATTRACTIVE  
PERIOD COMMERCIAL PREMISES  
PLUS SEPARATE 2 BEDROOM SELF-CONTAINED FLAT  
FREEHOLD FOR SALE**



**TUDOR COTTAGE • SADDLERS ROW • PETWORTH • WEST SUSSEX • GU28 0AN**

**LOCATION:**

Tudor Cottage occupies a prominent corner position in the heart of Petworth's prime retail/commercial area and at the entrance to the town centre car park in what must be one of the most prominent locations in the town. The attractive market town of Petworth is probably best known for the National Trust owned Petworth House with its beautiful 750 acre parkland in the heart of the South Downs National Park. It also boasts a regular farmers market, first class delicatessens and a variety of shops catering for most everyday needs, including the Co-operative Convenience store in the town square. *ctd>*

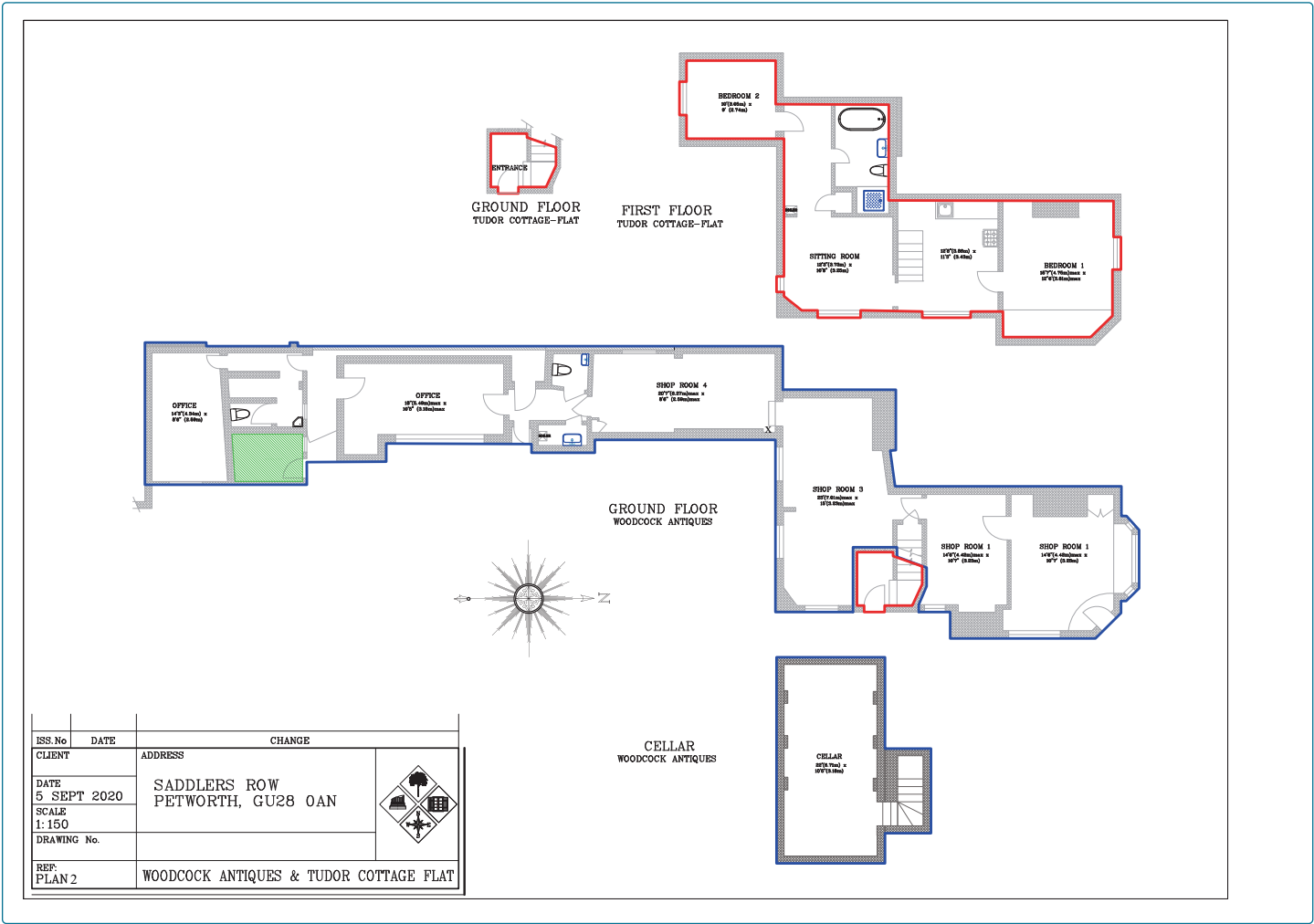
TUDOR COTTAGE • SADDLERS ROW • PETWORTH • WEST SUSSEX • GU28 0AN



Ground floor Commercial



Second floor Residential



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# TUDOR COTTAGE • SADDLERS ROW • PETWORTH • WEST SUSSEX • GU28 0AN

- LOCATION (ctd):** State schools in the area include Petworth Primary and Midhurst Rother College, with private schools including Seaford College, Dorset House and Conifers within the immediate locale. The Goodwood motor and horse racing circuits are within 10 plus miles with communications to London surprisingly easy from Haslemere (9 miles, Waterloo 60 minutes) and Pulborough (4 miles, Victoria 70 minutes). The A3 (M) is within a 14 mile drive.
- DESCRIPTION:** The property comprises of a Grade II listed mixed commercial (E Class) and residential double fronted attractive building with a prominent visual aspect, currently consisting of a number of ground floor inter-linked commercial/retail spaces arranged over two storeys plus basement. Whilst past history shows the building was used as retail and restaurant, the last use was that of an antique furniture showroom. The premises would also suit an office user, financial institution, accountancy or architectural practice etc.
- ACCOMMODATION:** (all areas net and approx)
- Ground Floor**  
**Commercial:** The property currently comprises the following accommodation.
- |                      |                                     |
|----------------------|-------------------------------------|
| Retail 1:            | 14'6" x 10'5"                       |
| Retail 2:            | 14'5" x 10'5"                       |
| Retail 3:            | 23'0" x 15'0"                       |
| Retail 4:            | 20'7" x 8'6"                        |
| Office/Store 1:      | 18'0" x 10'5"                       |
| Office/Store 2:      | 14'3" x 8'6"                        |
| WC/Cloaks: 2 Off:    | Not Measured                        |
| Small Sink Cupboard: | Not Measured                        |
| Basement:            | (Reduced head-height) 22'0" x 10'5" |
- Second Floor**  
**Residential Flat:** Bijou and comfortable 2 bedroom Self-contained flat at first floor level approached by a separate front door entrance off Saddlers Walk.
- TERMS:** The premises are offered **FOR SALE FREEHOLD** at a guide price of **£495,000.00**.
- VAT:** The premises are not elected for VAT.
- LEGAL COSTS:** Each party to bear their own professional and legal costs in the transaction.
- BUSINESS RATES:** Rateable Value: £14,750.00  
**Rates Payable: Approx: £7,360.25 per annum for the current 2021/22 financial year.**
- VIEWING:** Strictly by prior appointment through the **Sole Agents:**



Rod Walmsley      Andrew Russell  
*rod@gascoignes.com      andy@gascoignes.com*

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**NOTE:**

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