Henry Adams
simply different

LONG LEASEHOLD INTEREST FOR SALE

GROUND FLOOR COMMERCIAL PREMISES

(5 ALLOCATED PARKING SPACES AT THE REAR)



100% SMALL BUSINESS RATES RELIEF AVAILABLE

WOODLAWN SURGERY
HIGH STREET
PARTRIDGE GREEN
WEST SUSSEX
RH13 8HR

Henry Adams HRR Commercial Ltd, 50 Carfax, Horsham, West Sussex RH12 1BP
01403 282519 hrr.commercial@henryadams.co.uk henryadams.co.uk

Residential / **Commercial** / Rural / Development / Auctions

Andrew Algar BA (Hons) | Robert Crawford Clarke BSc AGRIC MRICS | Richard Town BA Hons, MARLA | Nicholas Hapgood
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Registered in England and Wales No. 13177127 Registered office 50 Carfax, Horsham RH12 1BP. VAT No. 374832277
Regulated by the RICS (Royal Institution of Chartered Surveyors)

LOCATION

Partridge Green is located at the intersection of the B2135 and B2116 being approximately 16 miles to the north-west of Brighton, 11 miles west of Haywards Heath and approximately 9 miles south of Horsham. The nearest mainline railway station is located in Horsham, where regular services run to London Victoria, Gatwick Airport and coastal towns. Amenities close by to the property include a Co-op supermarket, post office, small shopping parade, public house and petrol filling station.

Road Connections	**Distances**
A24 via B2135	2.6 miles north-west
A23 via A272	6.7 miles north-east
M23 via A272 / A23	14.5 miles north-east

DESCRIPTION

A former ground floor surgery extending to 455 sq ft with five off-road car parking spaces at the rear.

Ground Floor	
Front Room	124 sq ft
Middle Room	102 sq ft
Rear Room	151 sq ft
Reception	78 sq ft
Total	**455 sq ft**

TENURE

Long leasehold interest (125 years from the 25/12/1988)

PRICE

£125,000

BUSINESS RATES (2024/2025 FINANCIAL YEAR)

Rateable Value advertised by GOV.UK for 2023/2024 is £6,900. The Uniform Business Rates multiplier for 2024/2025 is 49.9p in the £ making the Rates Payable £3,443.10. Properties with a Rateable Value less than £12,000 are eligible for **100% Small Business Rates Relief**. Interested parties are advised to contact Horsham District Council, Council Tax and Benefits Department on 01403 215555 to verify these figures or alternatively, this information is available online through GOV.UK www.gov.uk/find-business-rates

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and will be available shortly.

VIEWING ARRANGEMENTS

By appointment through sole selling agents Henry Adams Commercial
www.henryadams.co.uk/commercial

CONTACT

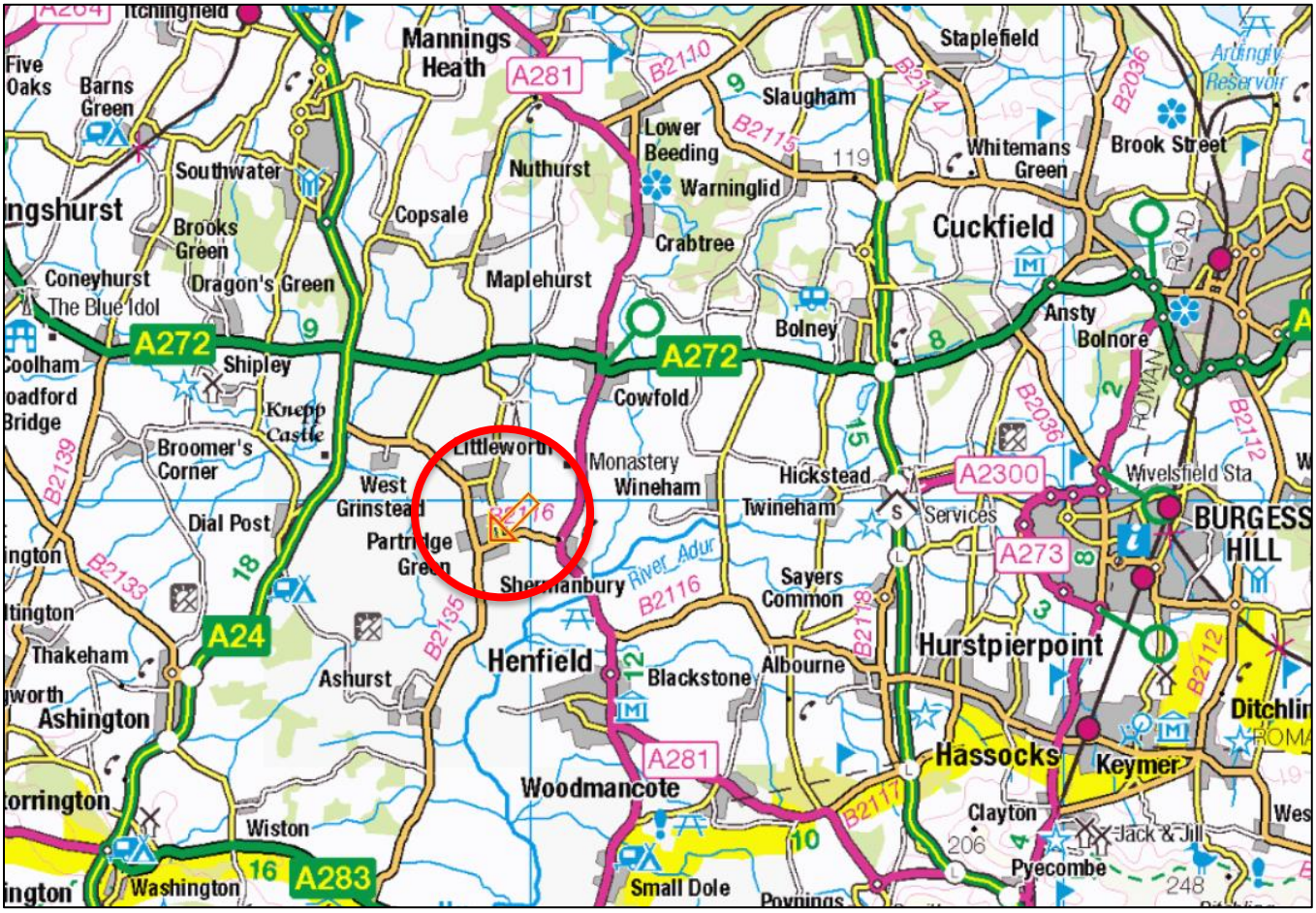
Andrew Algar - Head of Commercial Property
01403 282 519
07868 434 449
andrew.algar@henryadams.co.uk

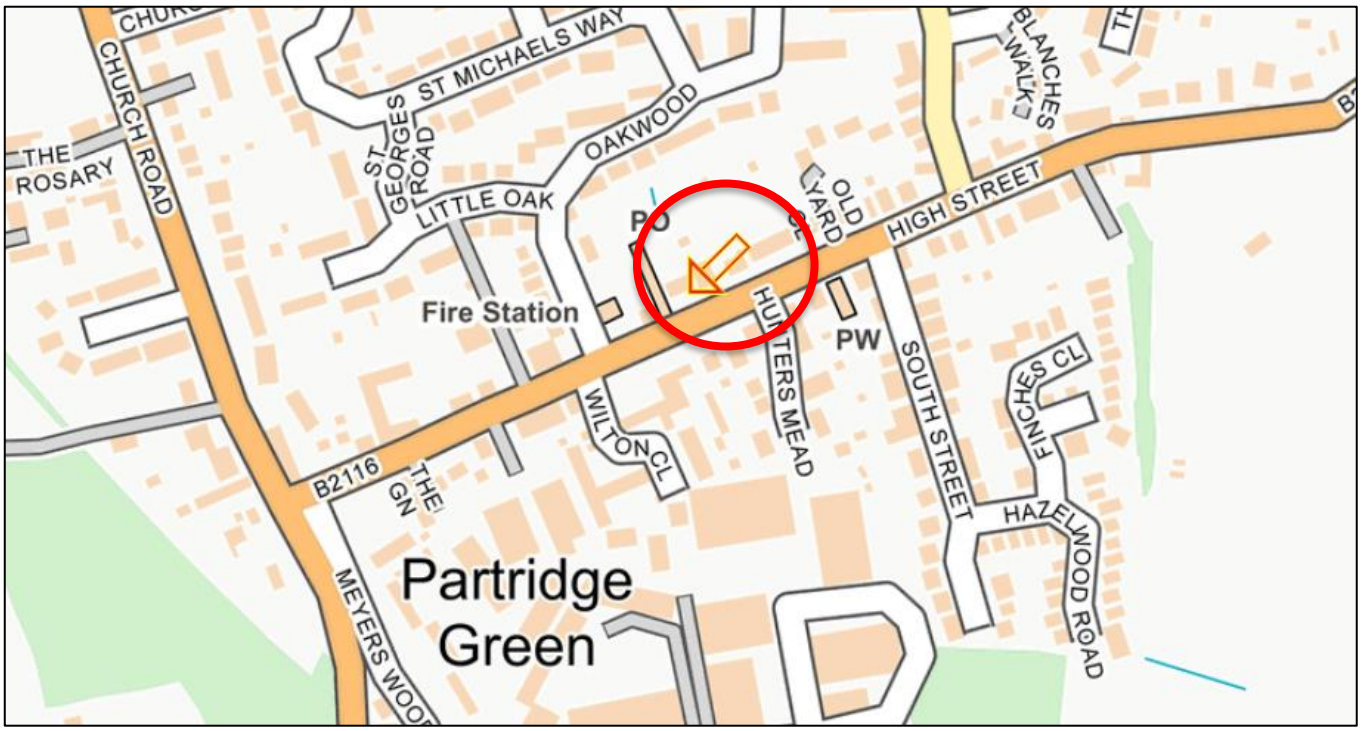

Fire exit





LOCATION MAPS – NOT TO SCALE





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