



**Hillhouse Farm, Worthing Road, West Grinstead,
Horsham, West Sussex, RH13 8LG**

**ATTRACTIVE DETACHED CHARACTER BARN INDUSTRIAL PREMISES
SUITABLE FOR CATERING PRODUCTION & STORAGE USES
936 - 2,602 SQ FT (86.95 - 241.73 SQ M)**



HILLHOUSE FARM, WORTHING ROAD, WEST GRINSTEAD, HORSHAM, WEST SUSSEX, RH13 8LG

Location

The property is situated at Hillhouse Farm on Worthing Road within the rural parish of West Grinstead, West Sussex. The site occupies a prominent position just off the A24, providing direct connectivity between Horsham (approximately 5 miles north) and Worthing (approximately 13 miles south).

The A24 forms a key strategic route linking the south coast with the A23/M23 corridor and the wider regional road network, offering strong accessibility and passing traffic.

Description

This attractive detached character barn premises is situated within a well-maintained rural commercial courtyard setting. The building benefits from vehicular access direct off A24 (north bound) and forecourt parking.

The Sussex Barn is constructed in traditional timber cladding beneath a pitched tiled roof with internal insulated panelling. Unit 1C is a modern unit that was refurbished in the last few years and benefits from a modern profiled steel roof. The overall property benefits from:

- WC & Kitchen facilities
- Fluorescent strip lighting
- Three phase power
- Stand alone pre-fabricated portable building offering office accommodation (To be Let with the Sussex Barn)
- Ventilation System
- Private broadband network (by separate arrangement)
- Front & Rear Parking area

Accommodation

The premises comprise the following approximate gross internal floor areas:

	Sq Ft	Sq M
Sussex Barn Unit	1,496	138.98
External Office Structure	170	15.79
Unit 1C	936	86.95
TOTAL	2,602	241.73

Terms

Available to let on a new lease for a term to be agreed. The lease to be Contracted Outside of the Landlord & Tenant Act 1954.

Rent

The Sussex Barn and external office is available to rent for £21,658 per annum exclusive of business rates, buildings insurance and VAT. Unit 1C is available to rent for £14,000 per annum exclusive.

Should a tenant wish to rent the entire building then the quoting rent is £35,658 per annum exclusive.

Planning

We understand that the premises benefit from 'Food processing and ancillary storage' use. Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Business Rates

The property has a Rateable Value of £14,250 with a UBR of 43.2p in £. Please contact the Local Authority to ascertain if any rates assistance is applicable to the business.

VAT

VAT will be chargeable on the terms quoted.

EPC Rating

The premises has a rating of B (41). EPC certificate available on request.

AML

In accordance with anti-money laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds.

Viewing

Tim Shepherd

01403 333921 / 07921056072

tshpherd@colyercommercial.co.uk

