



OFFICES/ RETAIL TO LET CLASS 'E'

Old Bank House, North & South Suites
Market Square
Petworth
GU28 0AH

- Ideally situated in the central square, Petworth
- Attractive self contained suites with shared entrance
 - Circa 872 sq ft (81.sq m) combined total
- Close to the National Trust Petworth House & Park
- Pulborough, Haslemere and Billingshurst train stations within 15/20 minute drive



LOCATION

Situated in the central market square in Petworth. Close to all amenities including the main town car park and within easy walking distance of all retail outlets including the Co-Op, pharmacy and florist, wine merchants and other independent retailers.

DESCRIPTION

Two self contained ground floor suites with large Georgian sash windows and period features overlooking the main market square in Petworth. Two independent suites with laminate flooring and wall mounted heating throughout.

Each suite has its own entrance off a shared main entrance. Ideally to be let as one or as two independent suites. The right hand suite has an internal kitchenette to the rear.

ACCOMODATION

Left/South Suite circa 265 sq ft with a basement of circa 200 sq ft.

Right/North Suite circa 297 sq ft with a rear kitchenette of circa 110 sq ft.

No parking available.

SERVICES

At present no services except electricity and water are supplied. Any incoming tenant would be required to pay due proportion of costs for the insurance and repairs of the building.

USE

Intended use within Class 'E'

RENT/TENANCY

Proposed lease terms would be for a minimum of three years contracted out of the Landlord & Tenant Act 1954.

The lease would be on a full repairing and insuring basis

North Suite - £12,500 per annum exclusive

South Suite - £11,000 per annum exclusive

No VAT is currently charged on the rent.

The Code for Leasing Business Premises in England & Wales

The letting agent refers prospective tenants to The Code for Leasing Business Premises in England & Wales which recommends professional advice is sought before agreeing a business tenancy from www.lettingbusinesspremises.co.uk

BUSINESS RATES

To be paid if applicable. Correct Rateable Value for the South Suite is £10,000. The correct Rateable Value for the North Suite is £8,500. Small Business Rates Relief could be applicable please check with Chichester.gov.uk.

ENERGY PERFORMANCE CERTIFICATE

Please contact the agents.

LEGAL COSTS

Each party to bear their own costs

VIEWING

Strictly by confirmed appointment through the Agents,

RH & RW Clutton - 01342 410122

BenedictH@rhrwclutton.co.uk

KatieD@rhrwclutton.co.uk



NOTICE: RH & RW Clutton (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective tenants or purchasers, and do not constitute the whole or any part of an offer or contract. (ii) RH & RW Clutton cannot guarantee the accuracy of any description, dimensions, references to condition and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. (iii) the vendor does not make or give, and neither RH & RW Clutton nor any person in the employ of RH & RW Clutton has any authority to make or give any representation or warranty in relation to this property. Particulars and photographs prepared December 2025.



01342 410122

www.rhrwclutton.com

92 High Street | East Grinstead | West Sussex | RH19 3DF