



32 High Street
Steyning, West Sussex

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Steyning, West Sussex BN44 3YE

Auction Guide Price £275,000 - £300,000 (& auction fees*)

- **Freehold Investment Opportunity for sale by Online Auction on 23/03/22 through Clive Emson Auctioneers (*apply to Auctioneers for auction fees, log-in for bidding commencing 21/03/22, plus for Legal Pack).**
- **For Sale Subject to Existing Lease - Current Business Unaffected.**
- **Grade II Listed attached property with parking & rear garden.**
- **Front tearoom/retail space with frontage onto the High Street.**
- **First & second floor residential accommodation.**

Description

FREEHOLD INVESTMENT OPPORTUNITY FOR SALE BY AUCTION ON 23/03/22 SUBJECT TO EXISTING LEASE & OCCUPATION - CURRENT BUSINESS IS NOT FOR SALE. 32 High Street is a Grade II Listed attached property believed to date from the late 16th Century comprising external elevations of part render work and part brickwork and under a Horsham stone and clay tiled roof. The accommodation as shown on the appended floor plan includes the front tearoom/retail space with frontage onto the High Street and part overlooking Church Street and towards Sheep Pen Lane, plus kitchen, store and cloakroom to the ground floor; basement utility room with side storage/basic cellar area.

The residential accommodation lies on the first and second floors with exposed beams to part and comprises three bedrooms, bathroom and former second bathroom (now a store), sitting room, dining room and kitchen. Outside, to the rear is a part walled kitchen/garden area and then off-street gated parking space (accessed via Bank Passage) with further lawned garden area beyond and as shown on the appended Land Registry Title plan (WSX 363243). Unless sold prior by unconditional exchange of contracts, the property is being offered for sale by online auction through joint agents Clive Emson Auctioneers on 23/03/22.

Historically from the cellar there are believed to have been tunnels interconnected to the cellars of the adjacent Stone House (the former town jail) and No. 1 Church Street.



Location

The property occupies a prominent position near the start of the South-Eastern end of the historic Steyning High Street with its range of traditional local shops, trades and services and also located within the Conservation area of the thriving old market town which lies at the edge of the South Downs National Park. Steyning also boasts a health and sports centre with swimming pool, other community facilities including a wide range of societies and organisations and schools for all age groups and churches of most denominations. Footpaths leading to open countryside and the South Downs, including the famous South Downs Way, are also within convenient distance of the property.

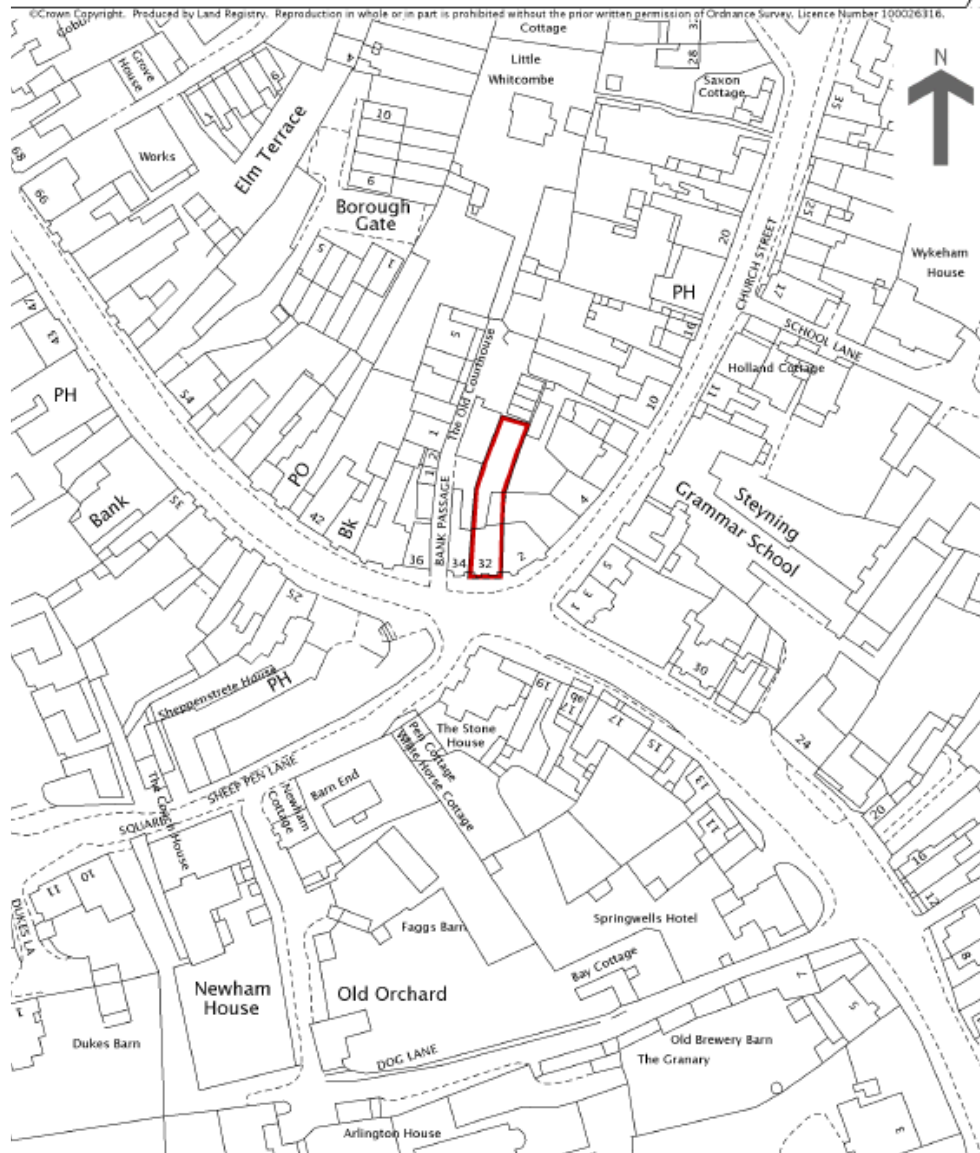
Shoreham-by-Sea, approximately 5½ miles to the South-East has a main line railway station (with services along the South Coast to Gatwick and London Victoria) a small airport and a harbour. The newly designated city of Brighton with its excellent range of shops and recreational facilities is approximately 5 miles to the East of Shoreham whilst Worthing is a similar distance to the West of Shoreham.

Information

The property is let on a 15 year full repairing (excluding the roof being the Landlord's liability) and insuring commercial lease from 29 Sept 2007 and assigned to Mrs. K. Cook trading as Steyning Tea Rooms at a rent of £11,000 per annum payable quarterly in advance. **The tenant has an automatic right to a new lease, subject to negotiation on a new open market rent and which would be anticipated to be increased and having not been increased for some time.**

Land Registry
Official copy of
title plan

Title number **WSX328500**
Ordnance Survey map reference **TQ1711SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **West Sussex : Horsham**



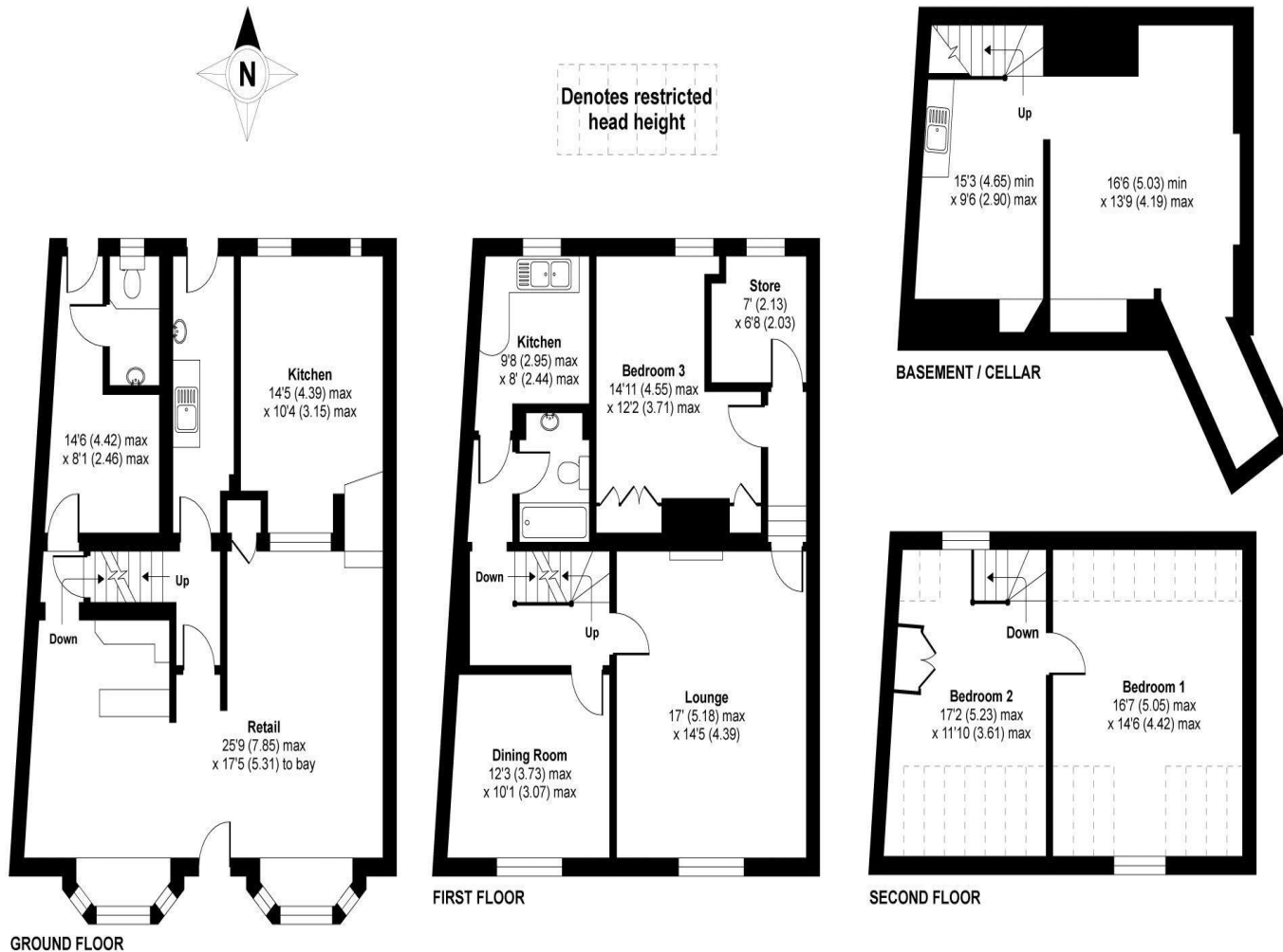
Photos & particulars prepared Feb 2022 (ref RBA). Mains water, electricity, gas and drainage are understood to be connected. Council Tax Band 'C' (residential part). Rateable Value (commercial part): £8,500 (1st April 2017). Title no. WSX328500.

Viewing

Strictly by appointment with H.J. Burt's **Steyning** Office: **01903 879488**
steyning@hjburt.co.uk or www.hjburt.co.uk as joint agents with **Clive Emson**
Auctioneers.

32 High Street, Steyning, BN44

APPROX. GROSS INTERNAL FLOOR AREA 2446 SQ FT 227.2 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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H.J. BURT
Chartered Surveyors : Estate Agents

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IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.

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