



FOR SALE
Barrington
Company
PETWORTH
(01798) 342200
Barringtonand



TIMOTHY LANGSTON
FINE ART & ANTIQUES



MARSTON HOUSE

**Barrington
& Company**

MARSTON HOUSE, LOMBARD STREET, PETWORTH, WEST SUSSEX, GU28 0AG.

A rare opportunity to purchase attractive and well proportioned ground floor period shop premises on Petworth's favoured Lombard Street.

Shop of 36 m² (394 sq ft) with 2.5 m (8'2") window frontage: comprising two sales areas; office; cloakroom and cellar:

DIRECTIONS:

On Foot:

From our offices in Market Square proceed north in Lombard Street and the property will be found on the right.

SITUATION;

Petworth is a picturesque market town nestled in the heart of the South Downs National Park, just over an hour's drive from London and only 30 minutes from the south coast. Whilst for many years famous for its abundance of antique shops Petworth has gone through a change in recent years and attracted considerable investment which has funded several new business initiatives including an award winning restaurant, high class delicatessen and bakery, a café and several lifestyle interior design shops. This in turn has encouraged other entrepreneurs to come to Petworth broadening its appeal to shoppers with high end fashion, food and lifestyle products whilst still retaining its place as the number 1 destination outside London for antiques hunters. Other Petworth attractions include the National Trust owned Petworth House with its Turner landscapes, the popular music and literary festivals, the highly acclaimed Sussex vineyards and the nearby Goodwood motoring and horse racing events. It is not surprising then that the area has become a favourite location for London buyers seeking a weekend home. Communications with London are surprisingly easy with mainline stations at Haslemere (8 miles, Waterloo 60mins.) and Pulborough (5 miles, Victoria 70mins.) The A3 (M) is within a 14 mile drive.





FIRST RETAIL AREA:

7.65m (25') width.
2.92m (9'6") depth.
2.81m (9'2") ceiling height reducing to 1.95m (6'3")

SECOND RETAIL AREA:

3.46m (11'4") width.
3.13m (10'3") depth.

OFFICE:

1.6m (5'2") width.
2.18m (7'1") depth.

CLOAKROOM with w.c and wash basin.

CELLAR:

with trap door and steps from first retail area.

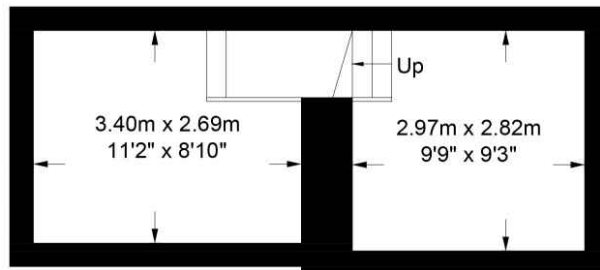
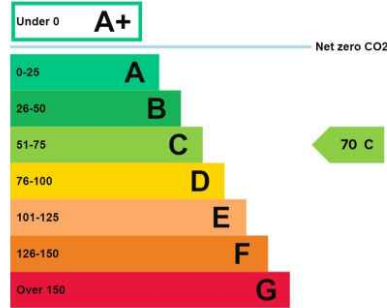
SERVICES: Mains water, electricity and drainage.

RATEABLE VALUE:

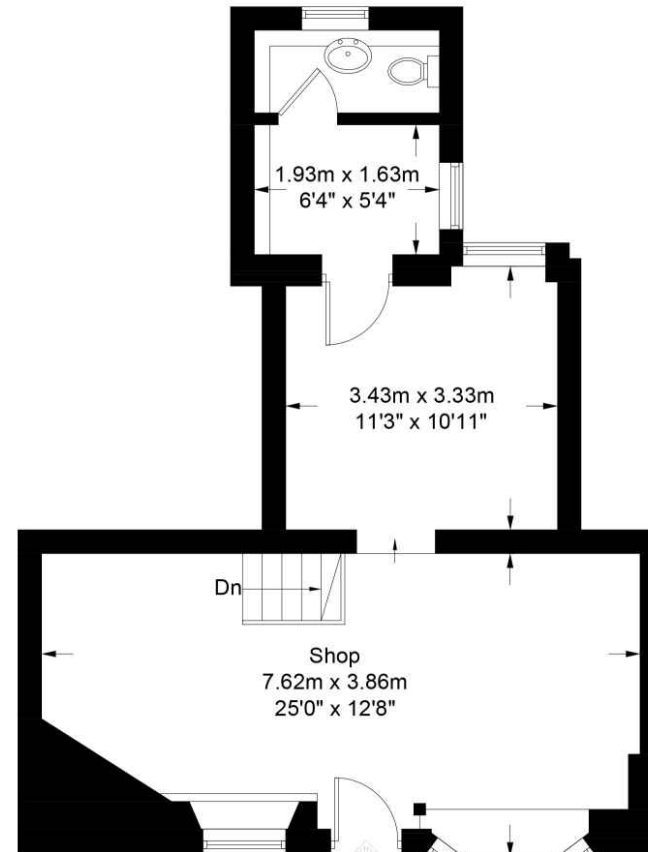
£6,400 per annum @ 0.5120 in £
Retail discount business rate relief may apply.

LOCAL AUTHORITY: Chichester District Council, Tel No: 01243 785166

Approximate Gross Internal Area = 44.8 sq m / 482 sq ft
 Cellar = 19.2 sq m / 207 sq ft
 Total = 64.0 sq m / 689 sq ft



CELLAR



GROUND FLOOR

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
 Created by Emzo Marketing (ID1052422)
 Produced for Barrington & Co



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