

## South Barn, Waterbrook Farm, Priors Leaze Lane, Hambrook, Nr Southbourne, West Sussex, PO18 8RQ

**Business Unit/Workshop**

**For Sale or To Let**

**6,112 sqft (567.9 sqm)**



### Location

Hambrook is situated midway between Emsworth and Fishbourne. The property sits midway between the A27 and the A259 Main Road. Access to the A27 is via Emsworth to the west or Chichester to the east.

Priors Leaze Lane is a rural road which links Southbourne with Hambrook and serves the nearby Chichester Grain Store. Other occupiers on the site include a trout fishery, 2 car repair businesses and a company processing seasonal yew cuttings.

### Description

The property comprises an asymmetric steel portal frame building forming part of a larger group of former agricultural buildings. It is clad with single skin corrugated cement sheet roofing above block work walls. There is a large loading door on the front and a smaller one on the side elevation.

Internally there is an office and staff room/kitchen. Currently there is no foul water drainage.

The access road is a shared right of way and the sale includes a plot of land adjacent to the building.

## Accommodation

The property provides a gross internal floor area of 6,112 sqft (567.9 sqm) of which the staff accommodation amounts to 225 sqft (25.5 sqm).

## Amenities

- 3.2 metres to lowest haunch rising to 6.39 metres to highest haunch
- 5.6 metre wide x 4.5 metre high loading door
- Mains water
- 3 phase electricity
- Mains foul sewage is not connected
- Planning permission for B1 (business/light industrial) use

## Terms

The freehold is for sale with vacant possession for £200,000.

Alternatively the unit is available to lease for £25,000 per annum exclusive of usual occupation costs including business rates.

## Rates

Rateable Value:	£22,000
Rates Payable (2011/12):	£9,526

## Viewing

Strictly by appointment with sole agents Henry Adams Commercial on 01243 521800 (Attn: Alex Medhurst).

