



THE DRAGON GALLERY



RH & RW
CLUTTON

THE DRAGON GALLERY

High Street
Petworth
West Sussex GU28 0AU

TOWN CENTRE GALLERY/RETAIL UNIT

1,190 sq ft (110.55 sq m)

Guide price: £399,950 Freehold

Prominent town centre building
Recently refurbished Grade II listed building
Easy access to all town centre amenities
Potential for commercial or residential use
Ground and first floor retail/gallery space plus cellar
Opportunity to split/reconfigure accommodation

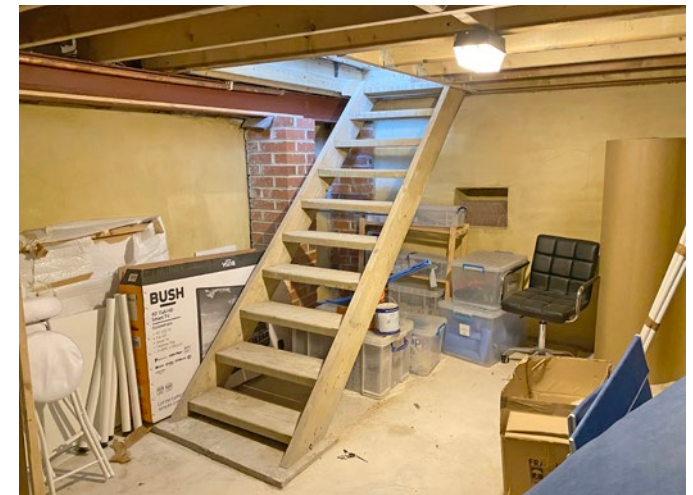
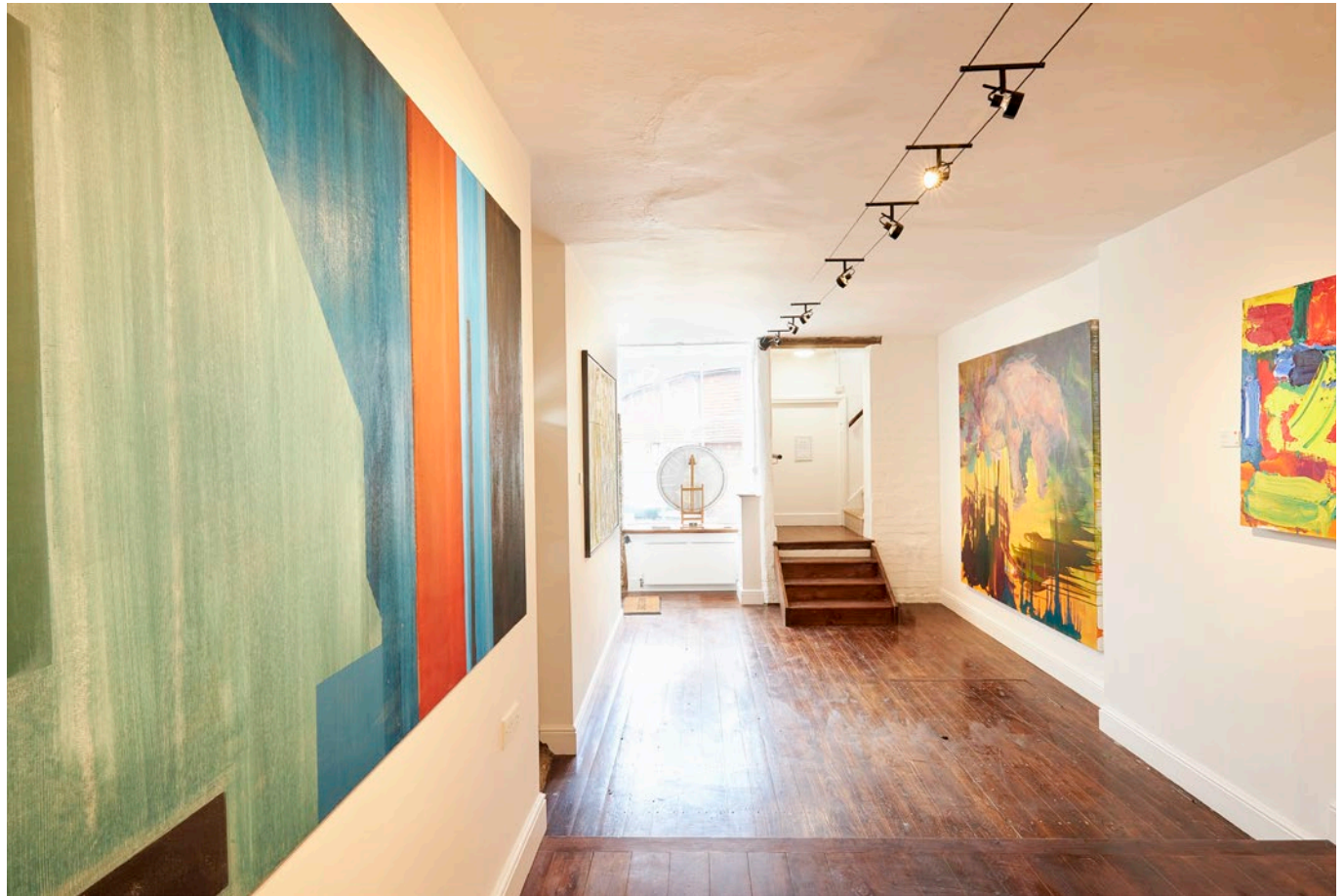
DESCRIPTION

The Dragon Gallery is a prominent Grade II Listed building, with origins believed to date from the 15th Century.

The accommodation is currently arranged to provide a ground floor gallery showroom with a small kitchen and separate WC. A large cellar provides excellent additional storage space. Stairs rise to a first-floor gallery space with excellent natural light and many period features including a high vaulted ceiling at the first floor and a wonderful full height north facing window which has an attractive outlook over the High Street and up Middle Street.

An office space is located in one corner of the studio room which also has a mezzanine above providing additional storage or a sleeping platform from where access to spacious loft space can be reached through a large hatch. Also, off the studio room is a shower room and WC and a door to a rear access which opens out on to the twitten at the back.

Recent uses have included an antiques showroom and an art gallery.





SITUATION

Petworth is an historic market town located 14 miles north of Chichester and 22 miles south of Guildford at the junction of the A272 and A283. The town caters for a significant number of tourists who visit Petworth House, as well as the nearby South Downs. The neighbouring towns of Midhurst (6 miles), with its world renowned Cowdray Park Polo ground, and Chichester, with its popular Festival Theatre, both provide a draw to this attractive part of West Sussex. Pulborough mainline station (6 miles) offers a service to Gatwick, London Bridge and Victoria (70 mins) and along the coast.

The Dragon Gallery is located in the High Street of Petworth, with good visibility to Middle Street, and is within the central retail area of Petworth supported by the town's main car park a short distance to the west. Petworth's retail scene is characterised by many art galleries, antique dealers, and quality independent, specialist retailers with those trading nearby including: The Hungry Guest, Augustus Brandt, Oak Apple Trading and Hennings Wine Merchants, whilst national retailers represented in Petworth include: Cooperative Food Store and Lloyds Pharmacy.

SERVICES

Mains electricity, water and drainage are connected. Mains gas is also connected to two separate boilers providing heating and hot water.

EPC

Information on the Energy Performance Asset Rating and banding from the sales agent.

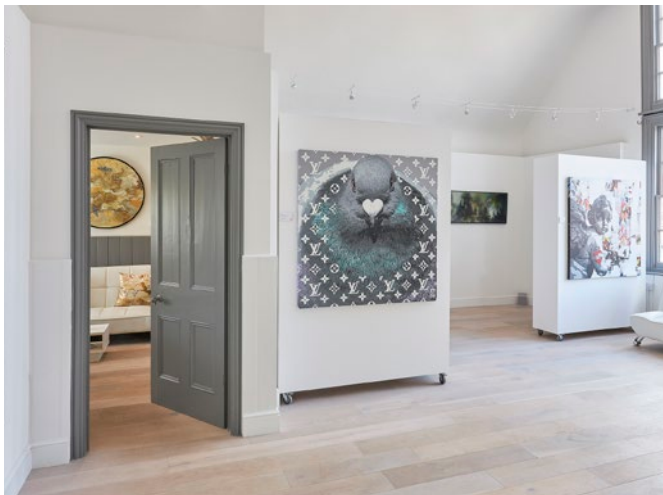
PLANNING

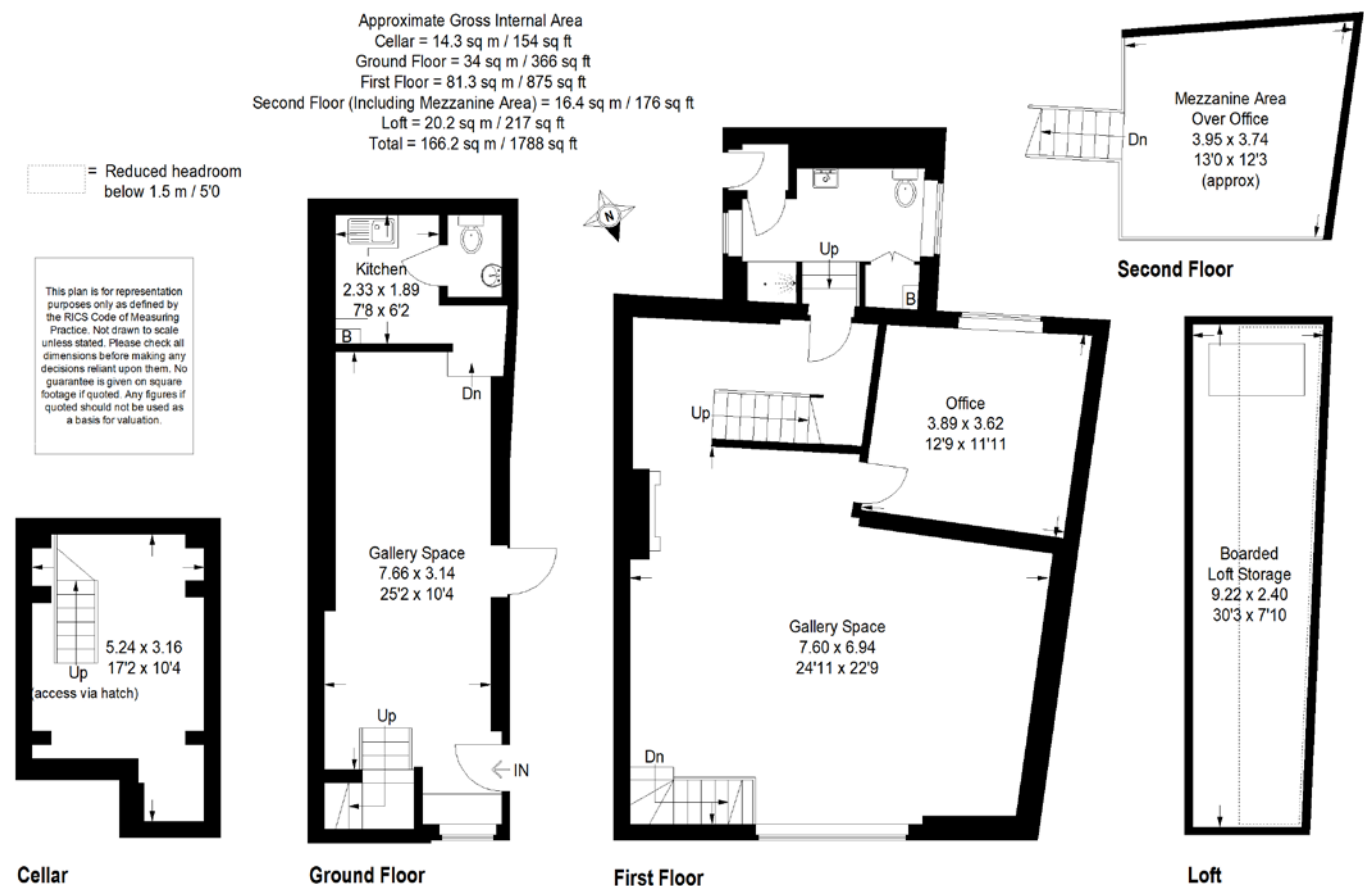
The property is within a conservation area and is Grade II listed. Listed Building Consent (SDNP/15/02537/LIS) and a certificate of Lawful Use or Development (SDNP/15/02537/LDP) were obtained to allow configuration as a shop on the ground floor with living accommodation on the first floor.

Enquiries to Chichester District Council on 01243 534734.

BUSINESS RATES

Rateable value £5,700. Small Business Rates Relief should be available to a qualifying occupier.





TENURE

Freehold – the property is held under title number WSX271810. The property enjoys rights of access to points of entry on both its east and west sides. The Dragon Gallery is offered with vacant possession.

TERMS

Offers are invited in excess of £399,950 for the freehold, subject to contract and exclusive of VAT.

VIEWING AND FURTHER INFORMATION

For viewing and further information please contact the sales agent RH & RW Clutton:

Peter Hughes – peterh@rhrwclutton.co.uk – 01798 344554
 Richard Grassly - richardg@rhrwclutton.co.uk – 01483 300233



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 Property particulars prepared May 2021



01798 344554

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New Street | Petworth | West Sussex GU28 0AS