



Arundel

Arundel  
Station

A27

**BEST OFFERS BY**  
**5PM 26/02/2021**

**FOR SALE**

**Former Travis Perkins Depot**  
The Causeway, Station Yard, Arundel, BN18 9JL



## Key Features

- 3 existing buildings including an attractive period Grade II listed building over 2 floors
- Located adjacent to Arundel station within ½ mile of Arundel town centre
- Substantial hard surfaced secure yard
- Forecourt parking
- Redevelopment potential (STP)
- Suitable for a variety of uses (STP)
- Freehold for sale
- [Video tour available](#)
- Viewing times are as follows:
  - Fri 22 Jan 10:00 am – 11:00 am
  - Fri 29 Jan 10:00 am – 11:00 am
  - Fri 5 Feb 10:00 am – 11:00 am
  - Fri 12 Feb 10:00 am – 11:00 am





## Location & Situation

Arundel is a popular historic and busy market town in West Sussex. The town has excellent road and rail communications being situated on the A27 dual-carriageway which runs east to Worthing and Brighton where it connects with the A24 and A23 and west to Portsmouth and Southampton where it connects with A3(M) M27 and M3 motorways.

Arundel station is on the mainline to London Victoria with a travel time to Victoria of approximately 1 hour 29 minutes.

The property is located adjacent to Arundel station. Access is via the station access road.





## Description & Accommodation

The property comprises 1.07 acres of land of which approximately 72% is level and developed with hard surfaced yard and buildings. The remainder comprises a landscaped embankment.

The buildings comprise:

- A 2 storey period listed building last used for storage purposes.
- A modern metal framed, single skin timber clad warehouse.
- A single storey building used as staff offices, WC's retail and trade counter area.

Building	Floor	Description	Sq m	Sq ft
Listed building	Ground	Store	144.59	1,556
	Ground		15.11	163
	First	Store	144.56	1,556
	<b>Total</b>		<b>304.26</b>	<b>3,275</b>
Wood store	Ground	Store	171.12	1,842
Office/ trade counter / shop	Ground	Office/ trade counter / shop	91.25	982
	<b>Overall total</b>		<b>566.63</b>	<b>6,099</b>

The buildings sit within a secure hard surfaced yard.





## Rateable Value

Rateable Value 2017: £15,250.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

## EPC

We understand the property to have an EPC rating of C.

## Planning

The premises have been used as a Building Merchants and for storage and distribution for many years.

The property is suitable for ongoing commercial use but also has clear redevelopment potential.

Interested parties are advised to make their own enquires in this regard.

## Legal Fees & VAT

Each party to bear their own legal costs incurred.

Rents and prices are quoted exclusive of, but may be subject to VAT.





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## Tenure & Covenants

Freehold to be sold with vacant possession.

NB - The site is subject to various covenants dating from 1992 when the property was sold by the British Railways board. [A copy of the conveyance](#) - in which the covenants are set out - together with the [title plan](#) and [title register](#) - are available on our website.

In addition the buyer should note any restrictions contained within the **best offer letter**.

## Terms

The freehold is offered for sale with offers in the region of £950,000. Best offers are invited by **5pm 26 February 2021**.

Please contact Flude Property Consultants to obtain a copy of the **best offer letter** which contains instructions on how to submit your offer and the information you will need to include.

## Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



## Further Information and viewing

Please contact the sole agents Flude Property Consultants:

Chichester branch

**Mark Minchell**  
[m.minchell@flude.com](mailto:m.minchell@flude.com)  
01243 929136  
[www.flude.com](http://www.flude.com)

**Mikael Goldsmith**  
[m.goldsmith@flude.com](mailto:m.goldsmith@flude.com)  
01243 929141  
[www.flude.com](http://www.flude.com)

Brighton branch

**Andrew Halfacree**  
[a.halfacree@flude.com](mailto:a.halfacree@flude.com)  
01273 727070  
[www.flude.com](http://www.flude.com)

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[Click here for the video tour](#)

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

January 2021

