



Rogate Village Stores, West Street, Rogate, Petersfield, GU31

Guide Price: £500,000 Freehold

CASH BUYERS ONLY. In the heart of Rogate, a rare opportunity to purchase the village stores and a self-contained maisonette above with a lift, roof terrace and garage. (Business unaffected).

Maisonette: Sitting room, kitchen, conservatory, two bedrooms, bedroom 3/ study with adjoining WC, bathroom and roof terrace.

EPC Rating: "E" (47).

Shop: Main shop with kitchen and WC, storeroom and garage.

Commercial EPC Rating: "C" (52).

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DESCRIPTION

A rare opportunity to purchase the village shop and self-contained maisonette above in the heart of this popular, thriving village. Built with brick and part tile-hung elevations under a tiled roof and accommodation over two floors as is seen in the floorplan. The shop is based on the ground floor and to the rear is a kitchen and store. To the right of the shop and accessed by its own external front door is a self-contained maisonette. On entering the hall, a lift and stairs lead to the first floor. There are two bedrooms, both of which are large enough to accommodate double beds and a family bathroom. The double aspect sitting room is lovely and bright and from the conservatory, off the kitchen is a door leading to the roof terrace, the other side of which is a study or third bedroom which has an adjoining WC. The roof terrace is an ideal space to unwind during the long summer afternoons. Behind the shop is a garage which forms part of the maisonette.

Please note that this is a partial investment opportunity and that the purchaser is not buying the village shop business, just the investment producing £10,200 per annum in rent for the next two years.

Services: Mains electricity, water and drainage.

COMMERCIAL JOINT AGENTS

Trinity Rose. Contact is Jeremy Braybrooke. 07500 872832.



LOCATION

The property is situated in the heart of the popular village of Rogate which boasts its own church, primary school, shop and pub. Further amenities can be found in Petersfield, approximately four miles to the west. Petersfield offers a variety of amenities in a bustling town centre. Shops include Tesco, Waitrose, M&S Food, and there are numerous boutiques, cafes and further shops. The train station provides a direct service to London Waterloo to the north (in approximately an hour) and Portsmouth to the south. The town has many active clubs and societies with golf available at Petersfield and Liphook, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. There are many popular schools in the area including Bedales, Churcher's College, Ditcham Park. The Petersfield School and Midhurst Rother College.

LOCAL AUTHORITY

Chichester District Council.

DIRECTIONS

From Petersfield, proceed in an easterly direction along the A272 towards Rogate and Midhurst. The property is situated on your left, almost immediately before the crossroads in the centre of the village.

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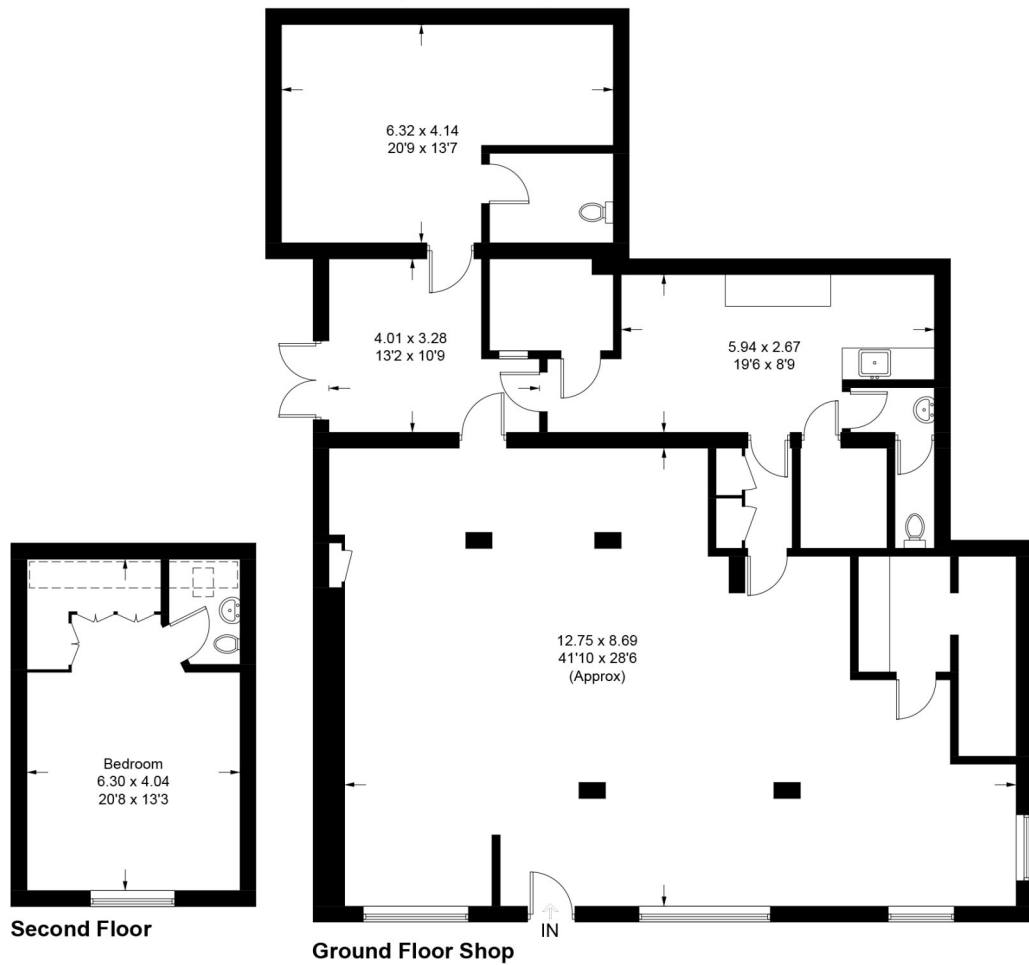


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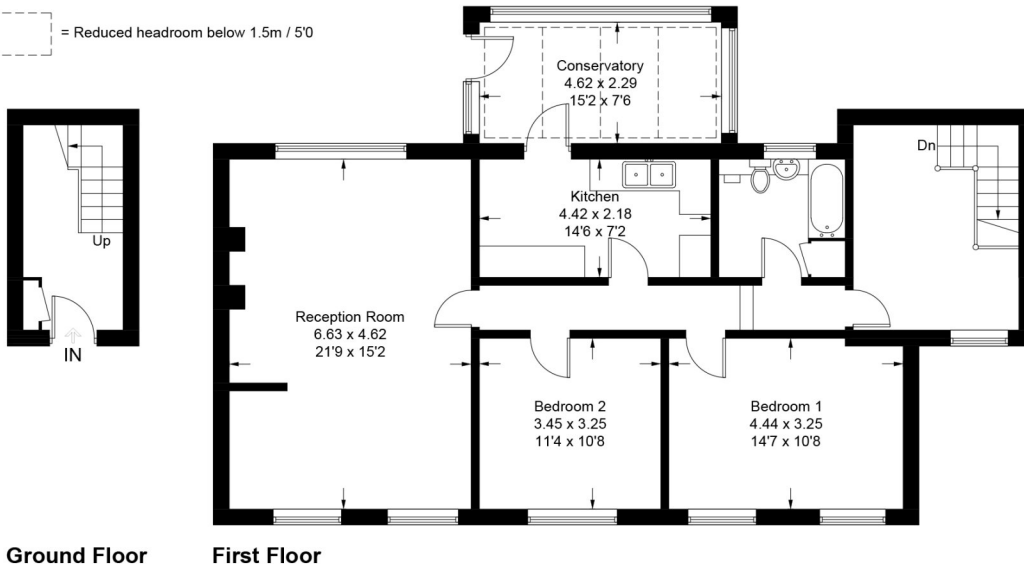
Approximate Gross Internal Area = 139.5 sq m / 1501 sq ft

Shop Floor = 178.0 sq m / 1916 sq ft

Total = 317.5 sq m / 3417 sq ft



= Reduced headroom below 1.5m / 5'0



PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzoo Marketing 2023.

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