



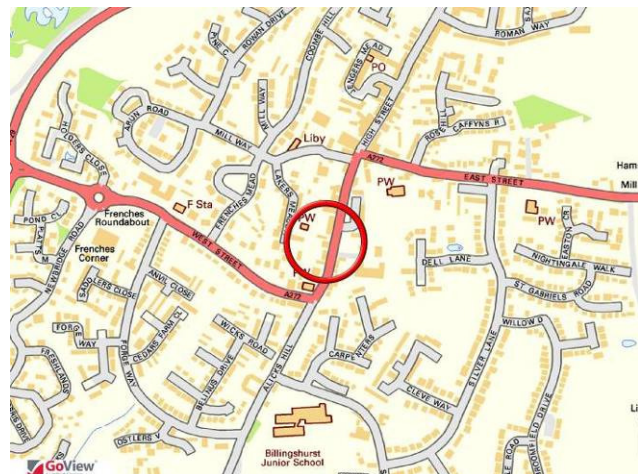
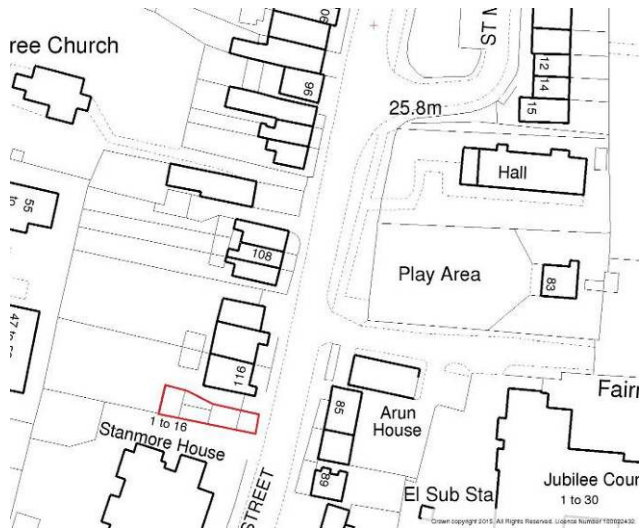
116 HIGH STREET, BILLINGSHURST, WEST SUSSEX, RH14 9QS

- **VACANT DETACHED COMMERCIAL BUILDING (26 SQ M)**
- **EXPIRED PLANNING CONSENT GRANTED FOR CONVERSION INTO LIVE/WORK/ UNIT**
- **SOUGHT AFTER LOCATION - CLOSE TO SHOPS AND AMENITIES**
- **DEVELOPMENT POTENTIAL**

Colyer Commercial
CONSULTANT SURVEYORS

Location

Situated on the north side of the High Street (A29) close to its junction with the A272 and approximately half a mile from the station. The area is represented by many multiples including Barclays Bank, Lloyds Bank, Truffles Bakers and Sainsburys. It lies eight miles west of Horsham and five miles east of Pulborough.



Description

The property comprises a plot of approximately 124 sq m. There is an existing detached single storey former betting office and an additional brick built storage building to the rear in need of refurbishment.

A shared driveway adjacent to the building provides vehicular access to the rear. It has planning consent to convert to a live/ work unit on two floors of approximately 61 sq m with parking.

Planning

Planning reference: DC/11/2177. Conversion and extension of Class A2 retail unit to provide for live-work unit.

Documentation

A copy of the Registered Title and Title Plan, existing planning permission and relevant plans are available on request.

Tenure

Freehold with vacant possession.

Price

Offers are invited in the order of £100,000 for the freehold interest.

EPC

An EPC is not required as the property is smaller than 50 Sq M and is a self contained detached property.



Business Rates

We have been informed by the Local Rating Authority that the premises are assessed as follows:

Rateable value: £4,000
UBR (2019/2020) 49.9 p in £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable. The rates payable may be subject to transitional relief and small businesses may be eligible for the Small Business Rate Relief Scheme.

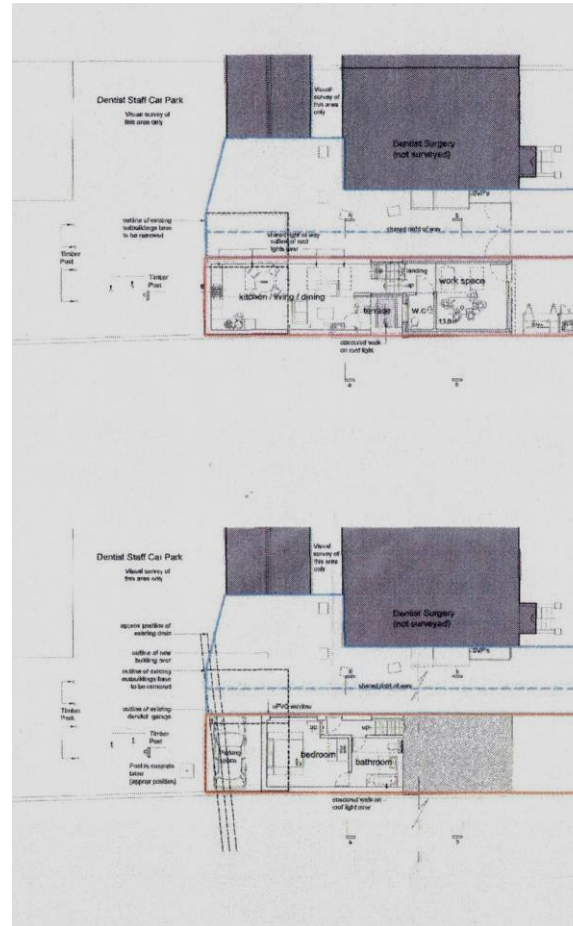
VAT

VAT will NOT be chargeable on the purchase price.

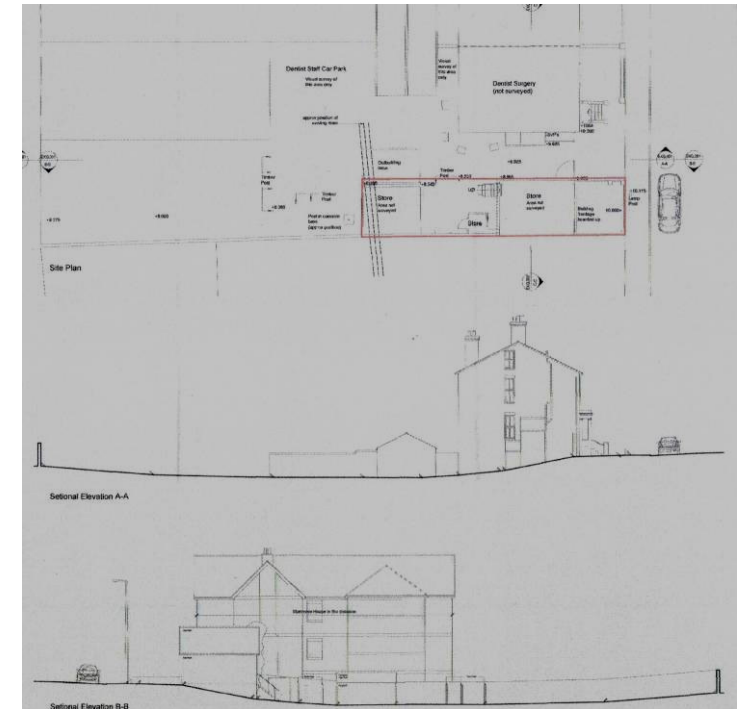
Legal Costs

Each party to be responsible for their own legal costs involved with the transaction.

Proposed Plans



Existing Plans



Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

STRICTLY BY APPOINTMENT WITH THE SELLING AGENTS

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