



**1st FLOOR, SUITE 12, LAURA HOUSE, JENGERS MEAD, BILLINGSHURST, WEST
SUSSEX, RH14 9NZ**

- **OPEN PLAN OFFICE SUITE TO LET OR FOR SALE**
- **697 SQ FT (64.82 m²)**
- **RESIDENTIAL DEVELOPMENT POTENTIAL**

Colyer Commercial
CONSULTANT SURVEYORS

Location

The premises are situated within the Jenger's Mead shopping precinct in Billingshurst, a popular West Sussex town located on the A29 approximately 8 miles south-west of Horsham town centre. Notable occupiers within Billingshurst include Sainsbury's Local, Lloyds Pharmacy, Truffles Bakery, McColls, Lloyds TSB plus a host of local retailers and restaurateurs.

Description

The premises comprise an open plan office suite with separate toilet facilities and a meeting room. The suite will be offered with new carpets to suite a potential occupier.

Accommodation

The premises have the following approximate net internal floor areas:

First Floor	Sq m	Sq ft
Office Suite	53.23 m ²	573 sq ft
Meeting Room	11.53 m ²	124 sq ft
Total Floor Area	64.76 m ²	697 sq ft

Lease

The premises are available to rent on a new effectively full repairing and insuring lease for a term to be agreed. There is a service charge with full details upon request.

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.

Rent

£7,250 per annum exclusive.

Long leasehold sale

Our client would consider selling a long leasehold interest of 125 years. Offers in excess of £105,000.

Development Potential

We consider that there is potential to convert the office to a two bedroom flat under permitted development.

EPC

The building has an EPC rating of C – 53. EPC available upon request.



Rates- small business rates relief available

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

Rateable value: £6,600
UBR (2020/2021) 49.9 p in £

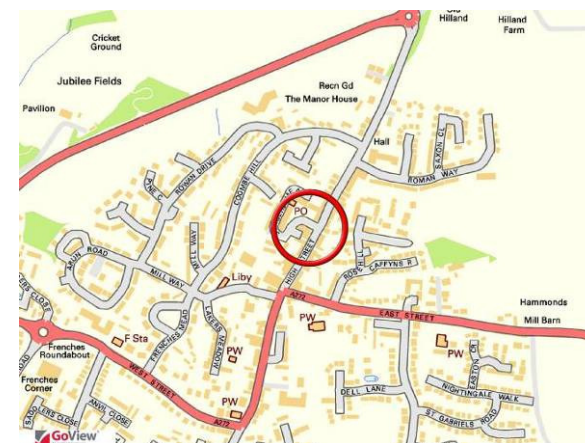
We advise that you contact the Local Rating Authority for confirmation of the actual amount payable. The rates payable may be subject to transitional relief and small business rates relief.

VAT

VAT is chargeable on the terms quoted above.

Legal Costs

Each party to be responsible for their own legal costs.



STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS

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