



3 JENGERS MEAD, BILLINGSHURST, WEST SUSSEX, RH14 9PB

FREEHOLD SHOP & MAISONETTE FOR SALE / MAY LET

- **BUSY LOCAL RETAIL PROPERTY IN PROSPEROUS WEST SUSSEX VILLAGE**
- **SHOP SUITABLE FOR A VARIETY OF USES WITHIN THE NEW E CLASS**
- **TWO BEDROOM MAISONETTE**

Colyer Commercial
CONSULTANT SURVEYORS

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Location

Billingshurst is a large thriving village situated at the junction of the A29 and A272 between Horsham in the east (approx. 8 miles) and Midhurst in the west (approx.15 miles). Serving a large rural community, the village has a good range of independent shops, restaurants and pubs serving the local community.

The property is at the centre of the busy Jengers Mead community shopping complex with ample paid parking. Well-known occupiers nearby include Sainsburys, Pets Corner, Truffles Bakery, McColls, amongst other local traders.



Description

The property comprises a ground floor lock-up retail shop with a large open plan sale area. To the rear is a store room and WC facilities.

There is a self-contained two bedroom maisonette above, which has self contained access at the rear. At first floor level there is a kitchen and a large living room and at 2nd floor level there are 2 bedrooms, bathroom and toilet.

Accommodation

The property has the following approximate net internal floor areas:

Floor	Sq m	Sq ft
Ground Floor Retail	59.66 m ²	642 sq ft
Rear Storage	11.17 m ²	139 sq ft
Total Floor Area	70.83 m ²	781 SQ FT

Flat 3A	
Kitchen (1 st Floor)	3.63 x 2.79 m
Living Room (1 st)	5.16 x 4.36 m
Bedroom 1 (2 nd)	5.14 x 3.42 m
Bedroom 2 (2 nd)	2.42 x 2.80 m
Bathroom	1.61 x 1.80 m

Planning

We understand that the property falls within the new Class E and the property could be used for an A2, A3, B1 and certain D1 and D2 uses.

We would recommend that interested parties should refer to local planning authority for confirmation of the uses that the property could be used.



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VAT

We understand from our client that the property has not been registered for VAT.

Proposal

A guide price of £335,000 (Three Hundred & Thirty Five Thousand Pounds Only), subject to contract.

Letting

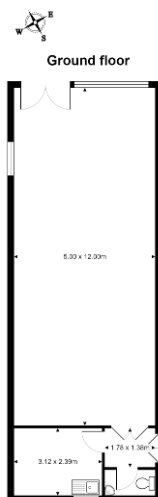
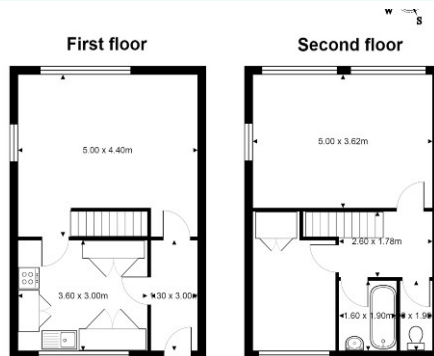
Our client's may consider letting the shop and flat above on a new lease. Offers invited.

EPC

The shop has an EPC rating of C (62). Flat 3A has an EPC rating of E (39) Certificates available upon request.

Legal Fees

Each party to be responsible for their own legal fees incurred.



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 VENDORS AGENTS

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