



**8 JENGERS MEAD, BILLINGSHURST, WEST SUSSEX, RH14 9PB**

**FREEHOLD RETAIL & RESIDENTIAL INVESTMENT FOR SALE**

- **BUSY LOCAL RETAIL INVESTMENT IN PROSPEROUS WEST SUSSEX VILLAGE**
- **LET TO AN ESTABLISHED LONG STANDING LOCAL BUSINESS “DONNINGTON BUTCHERS LTD”**
- **TWO BEDROOM FLAT ABOVE LET ON AN AST**

**Colyer Commercial**

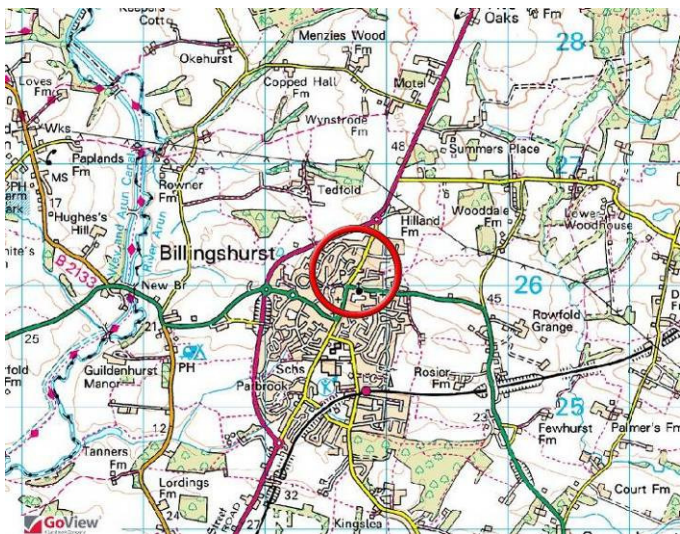
**CONSULTANT SURVEYORS**



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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 local facilities. The subject property is situated towards the middle of the High Street between a Lloyds Pharmacy and Sainsbury's supermarket. Other well-known occupiers nearby include Pets Corner, Truffles Bakery, McColls, amongst other local traders. The mainline railway station provides a service direct to London Victoria in 1 hour and 13 minutes.



## Description

The property comprises a ground floor lock-up retail shop with a self-contained two bedroom flats above.

At first floor level there is a kitchen and a large living room and at 2<sup>nd</sup> floor level there are 2 bedrooms, bathroom and toilet.



## Accommodation

The property has the following approximate floor areas:

Floor	Sq m	Sq ft
Ground Floor Retail	72.12 m <sup>2</sup>	776 sq ft
ITZA area	45.52 m <sup>2</sup>	490 sq ft

Flat 8A	
Kitchen (1 <sup>st</sup> Floor)	3.63 x 2.62 m
Living Room (1 <sup>st</sup> )	5.14 x 4.80 m
Bedroom 1 (2 <sup>nd</sup> )	5.16 x 3.78 m
Bedroom 2 (2 <sup>nd</sup> )	2.45 x 2.63 m
Bathroom (2 <sup>nd</sup> )	

## Tenancies

The shop is let to Donnington Butchers Limited trading as "Billingshurst Butchers" for a term of sixteen years from 1<sup>st</sup> December 2011. The rent was reviewed to £11,400 per annum on the 12th anniversary of the term.

The Tenant has an effective fully repairing and insuring responsibility by way of a service charge. The tenant contributes 3/4's of the service charge. The lease is excluded from Landlord & Tenant Act 1954.

Flat 8A is let on an assured shorthold tenancy for a fixed term of 12 months from 18<sup>th</sup> March 2023 at a rent of £825 pcm or yearly rental rate of £9,900 per annum.

The total income for the investment is £21,300 per annum.

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## VAT

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

## Tenure

Freehold interest subject to the existing tenancies.

## Proposal

A guide price of £275,000 (Two Hundred & Seventy Five Thousand Pounds Only), subject to contract. A purchase at this level produces a gross initial yield of approximately 7.74%.

## EPC

The shop EPC rating assessment has been ordered and will be available shortly.

Flat 8A has an EPC rating of E (43) 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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