

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

- GROUND FLOOR SHOP TO LET WITH A REAR GARAGE
- 730 SQ FT (69.70 m<sup>2</sup>)
- VILLAGE CENTRE LOCATION



#### 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 premises comprise a ground floor with store room and WC facilities. There is a garage to the rear of the premises.

#### **Accommodation**

The premises have the following approximate net internal floor areas:

Floor	Sq m	Sq ft
Ground Floor Shop	45.27 m <sup>2</sup>	487 sq ft
Rear Storage	22.63 m <sup>2</sup>	243 sq ft
	69.70 m <sup>2</sup>	730 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.

Guide rent of £13,500 per annum exclusive.

#### Rates- small business rates relief available

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

Rateable value: £8,900 UBR (2025/2026) 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**

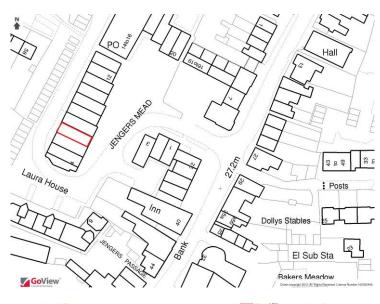
VAT is not chargeable on the terms quoted above.

## **Legal Costs**

Each party to be responsible for their own legal costs.

### **EPC**

The EPC rating is 42 (B). The EPC certificate is available on request.





Conyer Commendation 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 SOLE LETTING AGENTS

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