



SITUATION

Located just off the High Street in the heart of this attractive village centre serving the surrounding sought after residential area and near to such multiples as **Post Office**, **Morrisons Daily**, **Sainsburys** and **Coral**.

Billingshurst lies on the main A29 some 6 miles south of Horsham, 4 miles north of Pulborough and 15 miles south of Dorking which links with the M25 (Junction 9).

PROPERTY

Forming part of this fully occupied shopping centre comprising a **Ground Floor Shop** with separate rear access via a communal staircase and balcony to a **Self-Contained Flat** on the first and second floors. In addition, the property includes a **Garage** in a separate block. The property benefits from a large Public Car Park which serves the shopping parade.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 2 (Ground Floor Shop & Garage)	Gross Frontage 17'7" Internal Width 16'7" Shop & Built Depth 37'7" WC Plus Garage No. 2	S. Tang (Nail Salon)	10 years from 30th June 2017	£10,000	Effectively FRI £2,500 Rent Deposit held.
No. 2a (First & Second Floor Flat)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC GIA Approx. 810 sq ft	Individual	1 year from 23rd February 2018	£9,600	AST Holding over. In occupation 13 years (see Note).
				Total: £19,600	

Note: We understand that a similar size 2 bed Flat at 10a Jengers Mead is let at £14,400 p.a.



£19,600 per annum

The Surveyors dealing with this property are
Jonathan Ross and **Elliott Greene**

Vendor's Solicitors

Russell Cooke

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Email: fiona.dossantos@russell-cooke.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**