



## SITUATION

Located just off the High Street in the heart of this attractive village centre serving the surrounding sought after residential area and close to branches of **Morrisons Daily**, **Sainsburys** and a **Post Office** as well as a host of established local traders.

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

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.

The property benefits from a large Public Car Park which serves the shopping parade.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage

Internal Width

Shop & Built Depth

WC

### First & Second Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom/WC

**VAT is NOT applicable to this Lot**

## FREEHOLD

## TENANCY

The entire property is let on a full repairing and insuring lease to **Coral Racing Limited as a Bookmakers (Part of the Entain Group)** for a term of 15 years from 3rd May 2005 at a current rent of **£14,640 per annum exclusive**.

**Holding Over – No Notices have been served.**

**£14,640** per annum

The Surveyors dealing with this property are  
**Jonathan Ross and Steven Grossman**

## Vendor's Solicitors

Russell Cooke LLP

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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'**