



## 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, Sainsbury's** and **Coral**.

Billingshurst lies on the main A29 and 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.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 10 (Ground Floor Shop)	Gross Frontage 17'10" Internal Width 16'9" Shop & Built Depth 45'11" WC	<b>A.M. Simpson &amp; S. Mason (Florist)</b>	6 years from 1st August 2020	£9,750	IRI subject to a photographic schedule of condition. The current rent is £9,000 p.a. rising to £9,750 p.a. on 1st August 2025 which is prior to completion. <b>£1,875 Rent Deposit held.</b>
No. 10a (First & Second Floor Flat)	3 Bedrooms, Living Room, Kitchen, Bathroom, Sep WC GIA Approx 840 sq.ft.	<b>2 Individuals</b>	From 6th February 2025 to 25th November 2025	£14,400	AST
				<b>Total: £24,150</b>	

**£24,150** per annum

The Surveyors dealing with this property are  
**Jonathan Ross and Rocco Kay**

### Vendor's Solicitors

Collins Benson Goldhill  
Tel: 020 7436 5151 Ref: Karen Trott  
Email: kt@cbglaw.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'**

