



## 1<sup>ST</sup> FLOOR OFFICES, 74A HIGH STREET, BILLINGSHURST, WEST SUSSEX, RH14 9QS

- 1<sup>ST</sup> FLOOR OFFICES TO LET WITH PARKING SPACES
- 775 SQ FT (72.18 m<sup>2</sup>)
- ALTERNATIVE USES CONSIDERED
- FLEXIBLE TERMS

## Location

Billingshurst is a busy village located approximately 8 miles southwest of Horsham and 10 miles east of Petworth. Serving a large rural community, the village has a good range of local facilities.

The subject property is situated in a busy High Street position. The mainline railway station provides a direct service to London Victoria in 1 hour and 13 minutes

## Description

The first floor offices form part of an attractive commercial building with the following amenities:

- Parking spaces for two vehicles
- New LED Lighting
- New Carpeting in part
- Gas fired central heating
- Modern UPVC windows
- Kitchen area and WC facilities.

## Accommodation

The premises have the following approximate net internal floor areas:

	Sq m	Sq ft
Room 1	13.91 m <sup>2</sup>	149 sq ft
Room 2	16.70 m <sup>2</sup>	179 sq ft
Room 3	16.66 m <sup>2</sup>	179 sq ft
Room 4	4.59 m <sup>2</sup>	50 sq ft
Room 5	16.81 m <sup>2</sup>	180 sq ft
Kitchen	3.51 m <sup>2</sup>	38 sq ft
<b>Total Floor Area</b>	<b>72.18 m<sup>2</sup></b>	<b>775 sq ft</b>

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 LETTING AGENTS**

**TIM SHEPHERD**

**01403333921 or 07921056072**

**tshepherd@colyercommercial.co.uk**

## Lease- Flexible terms available

A new internal repairing and insuring lease on terms to be agreed.

## Rent

£13,000 per annum exclusive. Our clients' have a preference to let the offices to one tenant but may consider subletting individual rooms.

## Rates- small business rates relief available

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

Rateable value: To be reassessed if let as one office.

UBR (2023/2024) 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 for qualifying businesses.

## VAT

VAT is/is NOT chargeable on the terms quoted above.

## EPC

An EPC has been ordered and will be available shortly to review.

## B1 Office Use – Alternative uses such as Medical and Leisure/gym use under new E class.

We understand that historically the premises benefited from a B1 use within the Use Classes Order 1987 (as amended). A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E Commercial Business and Service' use within the Use Classes Order 2020.

## Legal Costs

Each party to be responsible for their own legal costs.

