



**68- 70 HIGH STREET, BILLINGSHURST, WEST SUSSEX, RH14 9QS**

- **FREEHOLD RETAIL AND OFFICE INVESTMENT FOR SALE**
- **BUSY HIGH STREET LOCATION**
- **CAR PARK TO THE REAR**

**Colyer Commercial**  
CONSULTANT SURVEYORS



## Location

Situated in the centre of Billingshurst village, some 6 miles from Horsham, a unique opportunity to acquire a terraced 2 storey building currently trading as Mansell McTaggart Estate Agents and an end of terrace 2 storey office building currently being used as a financial business.

Billingshurst is located at the junction of the A29 and the A272 which are routes to Petworth, Petersfield, Haywards Heath, Pulborough and Bognor Regis. Billingshurst railway station on Station Road is on the mainline from London Victoria to Bognor Regis and Chichester between Christ's Hospital railway station and Pulborough railway station.



No 70 High Street



## Description- No 68 High Street – Vacant

The main front door leads to an entrance porch with a door to office 1 being dual aspect to the front and side and a door to office 2, again being dual office overlooking the side and the rear. There is a cloakroom and stairs to a rear hall with stairs to the first floor where there are 4 further offices and a kitchen with a range of base and wall cupboards and a sink unit. To the rear of the building in a shared car park are 2 parking spaces.

## No 70 High Street – Let to Mansell McTaggart Billingshurst Ltd (£21,000 pa).

Most of the ground floor comprises a large open plan shop/office area with half glazed front door, large window display area, air conditioning unit and a storage cupboard. To the rear is an office with stairs to the basement and to the first floor and understairs storage cupboard. A door leads to the kitchen/archive room with range of base and wall cupboards, inset sink hot water tap and space for fridge. A further door leads to a WC with low level WC. On the first floor are 2 large offices, one overlooking the front, the other the rear. From the rear office stairs lead down to the basement area which comprises 3 rooms and a lobby area with a door to the car park with parking for 3-4 cars.

## Accommodation

The property to have the following approximate gross internal floor areas:

No 68 High Street (ground & 1 <sup>st</sup> floor)	143.3 m <sup>2</sup>	1,542 sq ft
No 70 High Street (ground, 1 <sup>st</sup> & Basement)	182.2 m <sup>2</sup>	1,961 sq ft
<b>Total Floor Area</b>	<b>57.97 m<sup>2</sup></b>	<b>3,503 sq ft</b>

## Tenancy

No 70 is let to Mansell McTaggart Billingshurst Limited on a 5 year lease from 6<sup>th</sup> April 2024 and expiring in April 2029. The passing rent is £21,000 per annum exclusive. The lease is held on a fully repairing and insuring basis.

No 68 is vacant and available to rent. Leasehold Marketing details available upon request.

## Tenure

Freehold interest as detailed on Title number WSX425405.

## Covenant

Mansell McTaggart Billingshurst Limited is part of an established residential estate agency chain with 23 offices across Sussex & Surrey. According to Creditserve the company has a low risk score of 77.

Purchasers are advised to make their own enquiries as to the financial status of the tenants.

## Freehold Price

The guide price is £500,000 Freehold.

## VAT

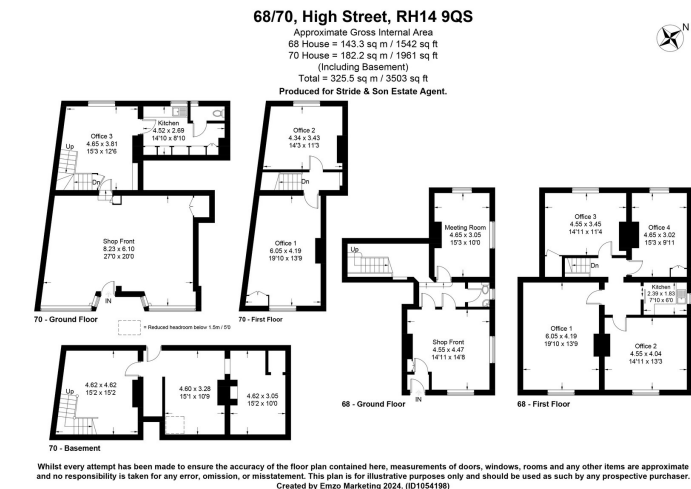
VAT is not chargeable on the terms quoted.

## Legal Costs

Each party to be responsible for their own legal costs.

## EPC

EPC rating is Band (E ). Certificate upon application.





No 68 High Street

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 JOINT SELLING AGENTS**

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