



6 WEEK COMPLETION

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 multiple traders as **Post Office, Martins, Lloyds TSB, Natwest, Lloyds Pharmacy** and **Budgens**. 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 at Junction 9.

PROPERTY

Forming part of a modern parade comprising a **Ground Floor Shop** with separate rear access via a communal staircase and balcony to a **Self-Contained Flat** on two upper floors. There is rear servicing and a large Public Car Park.

ACCOMMODATION

Ground Floor Shop

Gross Frontage 16'11"
Internal Width 16'5"
Shop and Built Depth 37'2"
WC

First & Second Floor Flat

3 Rooms, Kitchen, Bathroom/WC

VAT is NOT payable in respect of this Lot

£13,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **MATTHEW BERGER**

FREEHOLD

TENANCY

The entire property is let on a repairing and insuring lease to **Coral Racing Ltd (having approx. 1,600 branches)** for a term of 15 years from 3rd May 2005 at a current rent of **£13,000 per annum** exclusive.

Rent Review 2015

Note: There may be potential for an advert hoarding on the flank wall, subject to any necessary consents.



VENDOR'S SOLICITORS

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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £350 (including VAT) upon exchange of contracts