



## 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**, **McColls** and **Coral**. 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

Forming part of this fully occupied shopping centre 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. In addition the property includes a **Garage** in a separate block. The property benefits from a large Public Car Park which serves the shopping parade.

VAT is NOT applicable to this Lot

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 2 (Ground Floor Shop)	Gross Frontage 16'11" Internal Width 16'5" Shop & Built Depth 37'2" WC Plus Garage	<b>S. Tang (Nail Salon)</b>	10 years from 30th June 2017	£10,000	FRI <b>Rent Review 2022</b> <b>£2,500 Rent Deposit held.</b>
No. 2a (First & Second Floor Flat)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC	<b>Individual</b>	1 year from 23rd February 2018	£9,600	AST Holding over.
				<b>Total: £19,600</b>	



**FREEHOLD**

**£19,600** per annum

The Surveyors dealing with this property are  
**Jonathan Ross** and **Elliott Greene**

### Vendor's Solicitors

Bennett Oakley  
Tel: 01444 235 232 Ref: Matthew Webb  
Email: mw@bennettoakley.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**