



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 parade 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 Internal Width Shop Depth Built Depth WC | 17'10" 16'9" 28'1" 45'11" | A.M. Simpson & S. Mason (Florist) | 6 years from 1st August 2020 | £7,500 (rising to £8,250 in 2023, £9,000 in 2024 & £9,750 in 2025) | IRI subject to a schedule of condition. £1,875 Rent Deposit held. |
| No. 10a (First & Second Floor Flat) | 3 Bedrooms, Living Room, Kitchen, Bathroom/WC | Individual | 1 year from 6th February 2020 | £9,600 | AST Holding over. | |
| | | | | Total: £17,100 | | |

£17,100 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'**