



**85-87 HIGH STREET, BILLINGSHURST, WEST SUSSEX, RH14 9QX**

- **ATTRACTIVE GRADE II LISTED OFFICES & SHOP TO LET**
- **SHOP 193 SQ FT & OFFICE 853 SQ FT**
- **AVAILABLE AS A WHOLE OR SEPARATELY**
- **PRIVATE CAR PARK TO THE REAR**

**Colyer Commercial**  
CONSULTANT SURVEYORS

## 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

This attractive Grade II listed property with exposed beams and timbers is currently being used as office with accommodation over ground and first floors. The property has in the past been used as a restaurant.

No 85 High Street comprises a self contained retail unit together with a WC.

No 87 comprises attractive office accommodation, with traditional features including exposed beams and brickwork. There is an additional office area at 1<sup>st</sup> floor level.

There is a private car park to the rear that's accessed via a shared private road.

## Accommodation

The premises have the following approximate net internal floor areas:

	Sq m	Sq ft
<b>No 85- Shop</b>	<b>17.93 m<sup>2</sup></b>	<b>193 sq ft</b>
No 87 – GF	53.60 m <sup>2</sup>	577 sq ft
No 87 1 <sup>st</sup> Floor	25.64 m <sup>2</sup>	276 sq ft
<b>No 87</b>	<b>79.24 m<sup>2</sup></b>	<b>853 Sq Ft</b>

## Terms

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

## Rent

No 85: **UNDER OFFER**  
No 85b: **UNDER OFFER**  
No 87: £14,500 per annum exclusive.

## Rates- small business rates relief available

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

Rateable value: No 85: £3,550  
No 87: £14,750  
UBR (2024/2025) 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.

The office of No 87 will be smaller and the rateable value will need to be re-assessed.

## VAT

VAT is NOT chargeable on the terms quoted above.

## EPC

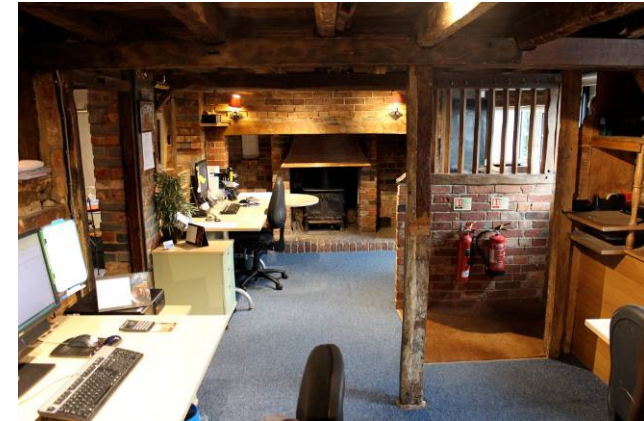
The property has an EPC rating of D ( 46). EPC certificate available upon request.

## B1 Office Use – Alternative uses under new E class.

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

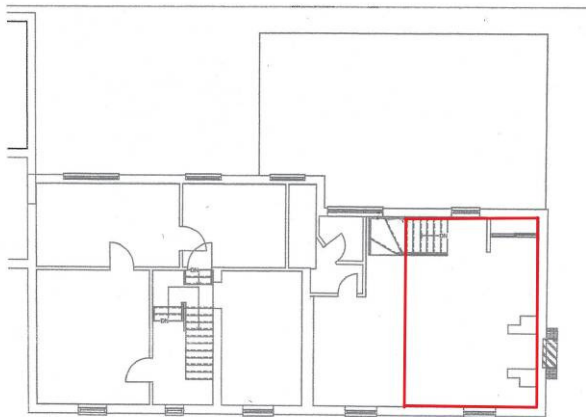
Each party to be responsible for their own legal costs.



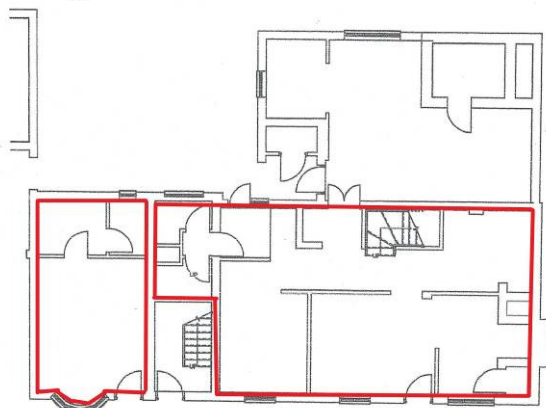
Ground Floor Office



No 85 – Retail Unit



1 - Existing First Floor  
1:50



0 - Existing Ground Floor



Rear Car Park



1<sup>st</sup> Floor – to be adapted



No 87 – Ground & 1<sup>st</sup> Floor Office

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 SOLE LETTING AGENTS**

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