



**87B HIGH STREET, BILLINGSHURST, WEST SUSSEX, RH14 9QX**

- **NEWLY REFURBISHED OFFICE TO LET**
- **REAR OFFICE 87B (333 SQ FT)**
- **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

No 87B has been refurbished and is a spacious, modern and light space with separate kitchen and newly fitted bathroom. The office benefits from the following:

- New LED spot lighting
- New UPVC Windows & Skylight.
- New bathroom with shower
- Electric heating
- Vinyl Flooring

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 87 B- Rear Office</b>	<b>30.99 m<sup>2</sup></b>	<b>333 sq ft</b>

## Terms

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

## Rent

No 87b: £7,800 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: 87B. To be assessed.  
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.

## 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.







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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