



68 HIGH STREET, BILLINGSHURST, WEST SUSSEX, RH14 9QS

- **GROUND & 1ST FLOOR OFFICE BUILDING TO LET OR FOR SALE**
- **1,542 SQ FT (143 m²)**
- **PARKING TO THE REAR**

Colyer Commercial
CONSULTANT SURVEYORS

Location

The property is located in the heart of Billingshurst village with excellent road links to Petworth, Pulborough and Bognor Regis.

Billingshurst is located at the junction of the A29 and the A272 which are routes to Petworth, Petersfield, Haywards Heath, Pulborough and Bognor Regis. Billingshurst railway station on Station Road is on the mainline from London Victoria to Bognor Regis and Chichester between Christ's Hospital railway station and Pulborough railway station.

Description

The property is an end of terrace 2 storey office building with 2 parking spaces to the rear.

The main front door leads to an entrance porch with a door to office 1 being dual aspect to the front and side and a door to office 2, again being dual office overlooking the side and the rear. There is a cloakroom and stairs to a rear hall with stairs to the first floor where there are 4 further offices and a kitchen with a range of base and wall cupboards and a sink unit. To the rear of the building in a shared carpark are 2 parking spaces.

Accommodation

The premises have the following approximate gross internal floor floor areas:

	Sq m	Sq ft
68 (Ground & 1 st Floor)	143.3 m ²	1,542 sq ft

Terms

The tenancy is to be outside the security of tenure provisions of the Landlord and Tenant Act 1954 and for a term to be agreed.

TO RENT OR FOR SALE

The rent is £15,000 per annum exclusive.

The Freehold Maybe available with price on application.

Rates- small business rates relief available

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

Rateable value: £14,250
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 E. EPC certificate available upon request.

Legal Costs

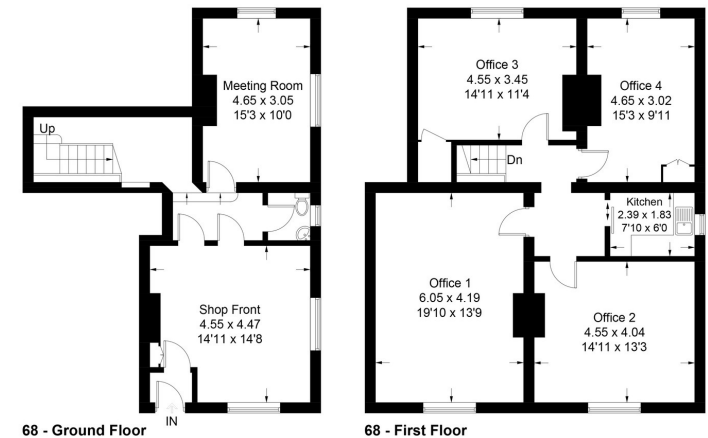
Each party to be responsible for their own legal costs.



68, High Street, RH14 9QS

Approximate Gross Internal Area = 143.3 sq m / 1542 sq ft

Produced for Stride & Son Estate Agent.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Emzo Marketing 2024. (ID1054198)



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 JOINT LETTING AGENTS

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