



19/19A JENGERS MEAD, BILLINGSHURST, WEST SUSSEX, RH14 9PB

FREEHOLD SHOP & MAISONETTE FOR SALE

- **BUSY LOCAL RETAIL PROPERTY IN PROSPEROUS WEST SUSSEX VILLAGE**
- **SHOP SUITABLE FOR A VARIETY OF USES WITHIN CLASS E**
- **TWO BEDROOM MAISONETTE & LOCK UP GARAGE**

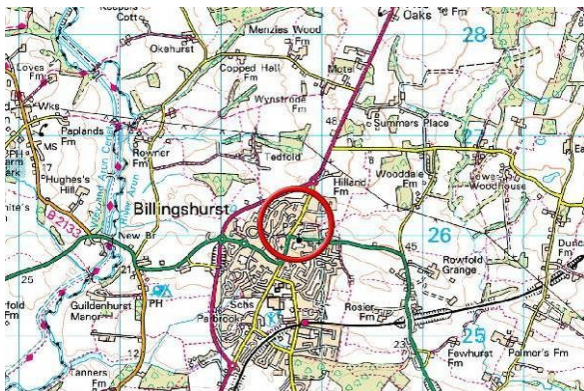


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Location

Billingshurst is a large thriving village situated at the junction of the A29 and A272 between Horsham in the east (approx. 8 miles) and Midhurst in the west (approx. 15 miles). Serving a large rural community, the village has a good range of independent shops, restaurants and pubs serving the local community.

The property is at the centre of the busy Jengers Mead community shopping complex with ample paid parking. Well-known occupiers nearby include Sainsburys, Pets Corner, McColls, amongst other local traders.



Description

The property comprises a ground floor lock-up retail shop. To the rear is a store room and WC facilities. We understand there is a garage included in the sale.

There is a self-contained two bedroom maisonette above, which has self contained access at the rear. At first floor level there is a kitchen and a large living room and at 2nd floor level there are 2 bedrooms, bathroom and toilet.

Accommodation

The property has the following approximate net internal floor areas:

Floor	Sq m	Sq ft
Ground Floor Sales	45.61 m ²	491 sq ft
Rear Storage	4.52 m ²	48 sq ft
Total Floor Area	50.13 m²	539 SQ FT

Flat 19A – Max Dimensions

Kitchen (1 st Floor)	4.80 x 2.65 m
Living Room (1 st)	4.79 x 5.82 m
Dining Room (1 st)	2.62 x 4.02 m
Bedroom 1 (2 nd)	4.77 x 4.35 m
Bedroom 2 (2 nd)	2.61 x 3.63 m
Bathroom (2 nd)	2.08 x 1.70 m

Planning

We understand that the property falls within the new Class E and the property could be used for an A2, A3, B1 and certain D1 and D2 uses.

We would recommend that interested parties should refer to local planning authority for confirmation of the uses that the property could be used.

Rateable Value

Rates- small business rates relief available

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

Rateable value:	£8,600
UBR (2025/2026)	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.

Tenure

Freehold interest shown in title number WSX222024.

Service Charge

We understand there is a service charge for the Jengers Mead Estate which is currently £296.09 per quarter.

VAT

We understand from our client that the property has not been registered for VAT.

Proposal

A guide price of £275,000 (Two Hundred & Seventy Five Thousand Pounds Only), subject to contract.

EPC

The shop has an EPC rating of B (47). Flat 19A has an EPC rating of E (46) Certificates available upon request.

Legal Fees

Each party to be responsible for their own legal fees incurred.



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 THE VENDORS AGENTS

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