

TO LET

PRE-LET OPPORTUNITY GROUND FLOOR RETAIL UNIT APPROX 93.66 SQ M (1,009 SQ FT)

84 High Street, Billingshurst, RH14 9QS



2018

Summary

Available Size	1,009 sq ft
Rent	£12,000.00 per annum exclusive.
Business Rates	To be re-assessed followed construction.
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

Following re-construction, premises will comprise a ground floor retail unit with ancillary rear storage.

Location

Billingshurst is a busy village located approximately 8 miles south-west of Horsham and 10 miles east of Petworth.

The property is situated on the west side of the High Street which forms part of the A29, close to the junction with the A272 which connects to the A24. Nearby occupiers include Sainsbury Local, Lloyds Pharmacy, Post Office and Austen's Home Hardware.

Accommodation

The premises have the following approximate net internal floor areas (measured from architectural drawings):

Description	Sq ft	Sq m
Retail	524	48.68
Ancillary Storage	485	45.06
Total	1,009	93.74

Lease

A new lease is available on terms to be agreed.

Planning

The premises are understood to benefit from Use Class E under the Town and Country Planning Act (Use Classes) (Amendment) (England) Regulations 2020 meaning that the premises can be used for a wide variety of uses to include Retail, Financial and Professional Services, Café and Restaurant, Office, Research and Development of Products and Processes, Clinics, Health Centres, Creches, Day Nurseries, Day Centres and Gymnasiums.

VAT

VAT is not applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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