

FOR SALE

LONG LEASEHOLD RESIDENTIAL INVESTMENT OPPORTUNITY

Atlantic House, Jengers Mead, Billingshurst, RH14 9PB



Summary

Available Size	2,637 sq ft
Price	Offers in excess of £650,000 VAT is not applicable.
EPC Rating	Property graded as D-D (62-68)

Location

Billingshurst is a large village situated at the junction of the A29 and A272. Horsham is approximately 9 miles to the north-east and Midhurst is approximately 15 miles to the west. The property forms part of a modern mixed retail, office and residential development in the heart of Billingshurst known as Jengers Mead, which is home to a mixture of occupiers including a bakery, a dry cleaners, a butchers and a wine shop. Close by is a Sainsbury's Local and a Tesco Express.

Description

The property comprises 10 flats, 6 of which have been sold off on a long-leasehold interest, with the remaining 4 now being available as part of a combined sale. All 4 flats are 2-bedroom and have been renovated to a high standard including new fitted kitchens, contemporary styled bathrooms, with each having a video entry security system.

N.B. It is considered there is potential to build 3 more flats at roof level, subject to receipt of the necessary consents. Verbal approval of plans has been provided by the Superior Landlord, subject to separate negotiation of terms. Further details are available upon request.

Accommodation

The accommodation comprises the following approximate gross internal floor areas:

Description	sq ft	sq m
Flat 2: 2-bed	544	50.54
Flat 4: 2-bed	793	73.67
Flat 5: 2-bed	751	69.77
Flat 7: 2-bed	549	51

Tenure

The investment is available by way of a sale of the long leasehold interest with 997 years remaining. The 4 flats are tenanted and subject to the existing AST's.

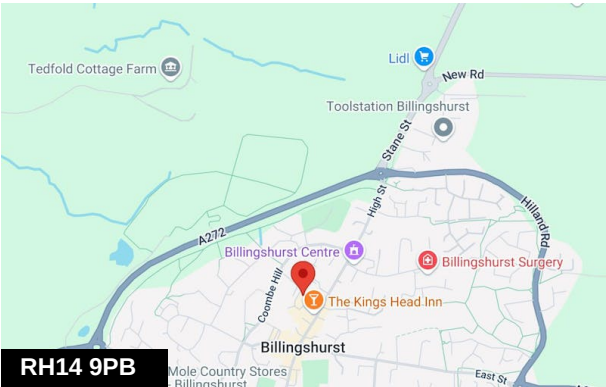
Tenancy Information

The flats are currently producing a combined gross income of £59,160 per annum, broken down as follows:
Flat 2: £1,225 pcm
Flat 4: £1,325 pcm
Flat 5: £1,300 pcm
Flat 7: £1,080 pcm

After deducting for this year's anticipated service charge of £6,875.14, the flats are producing a net income of £52,284.86 which can all be brought to an end within 12 months if required.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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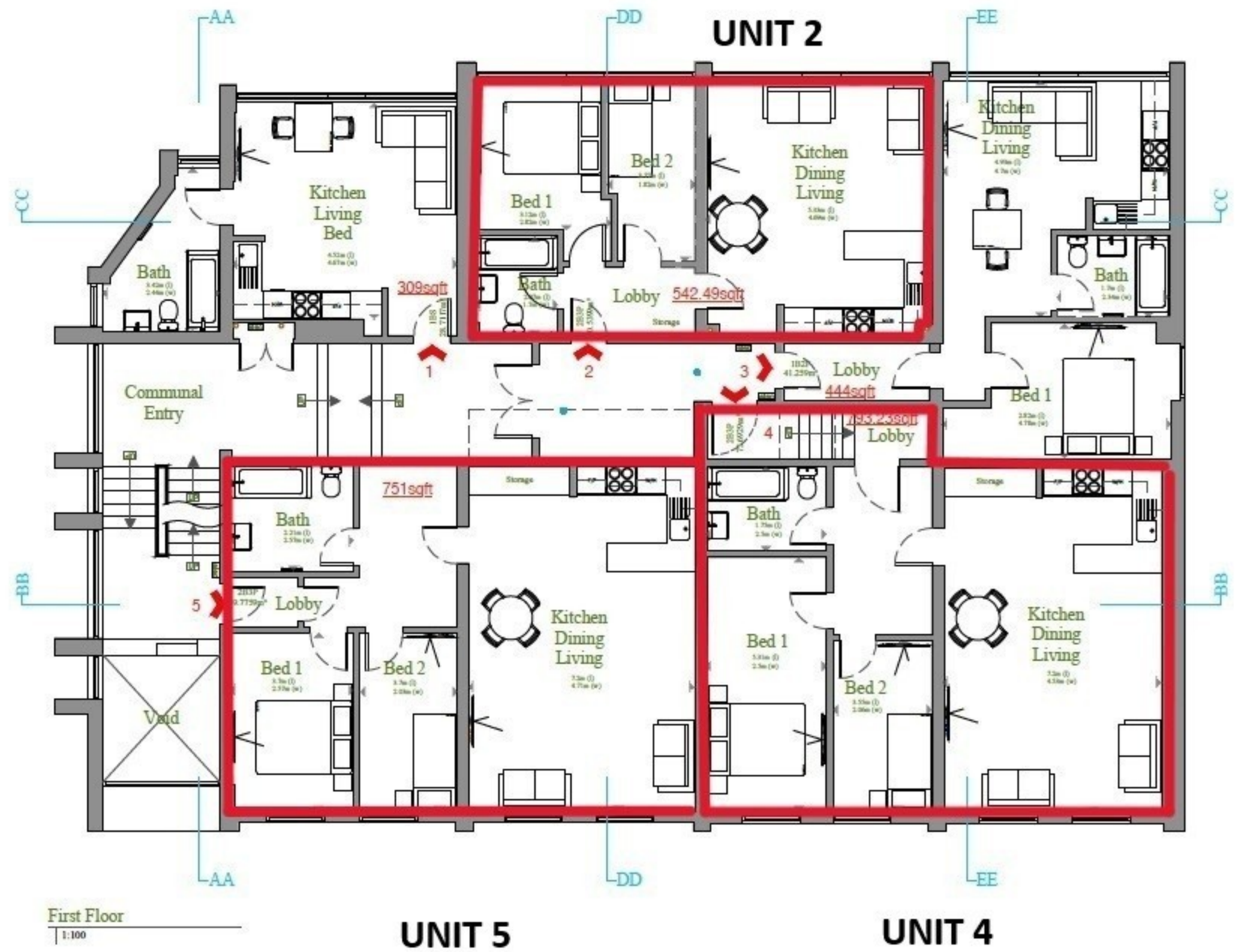
More details @ crickmay.co.uk



Crickmay Chartered Surveyors
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Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable.





Address
Atlantic House, Jengers
Mead, Billingshurst, RH14
9PB

Drawing
First Floor

Job No. 1901AH	Drawing No. 201
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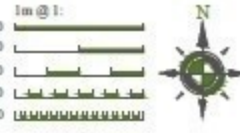
Drawn Date 28.06.2019	Issue Date 28.06.2019
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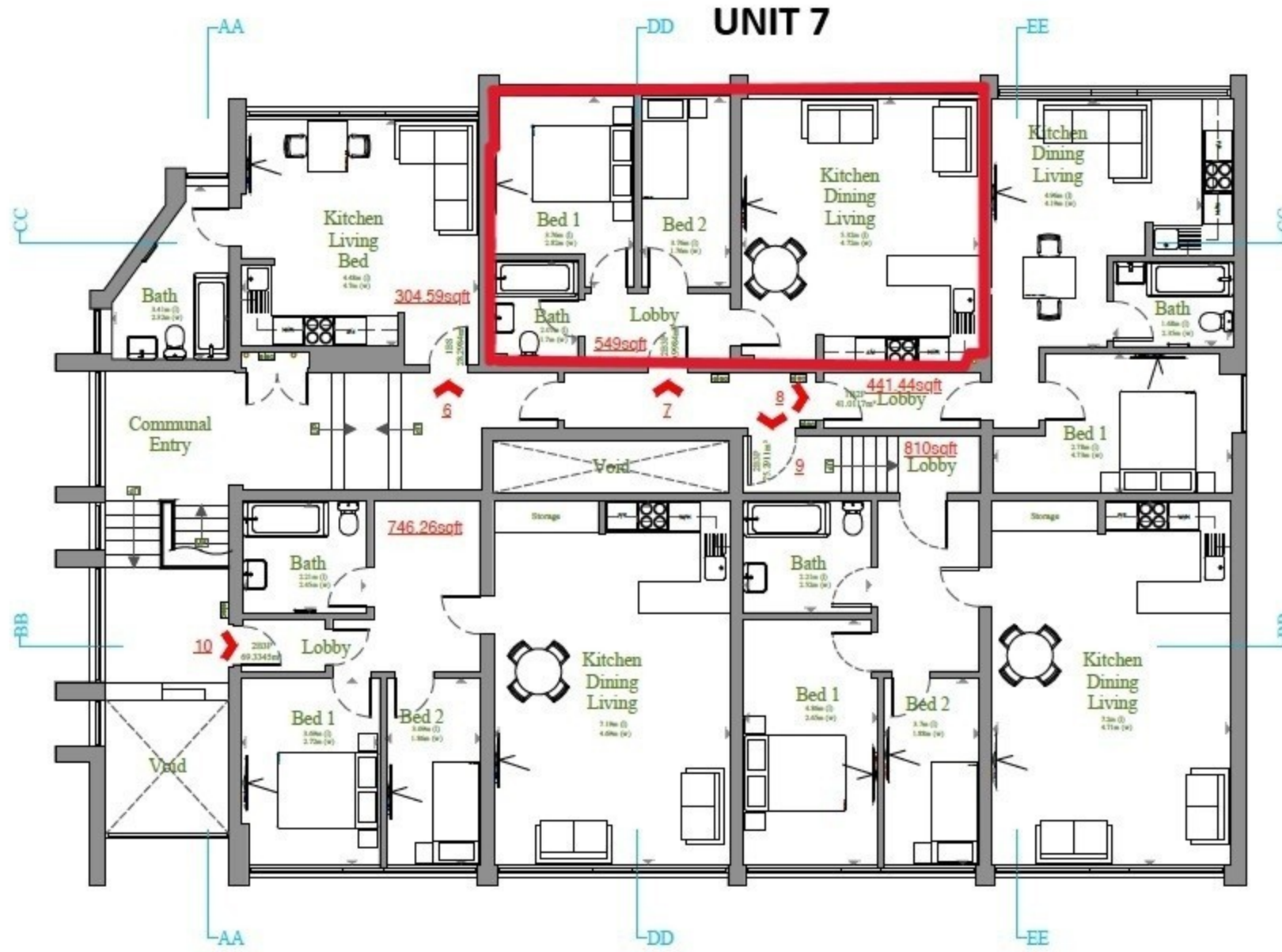
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Scale @ A3 1:100	Revision ###
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Revision Details
B/I/Storage removed
Kitchen Revisions

Status
FOR COMMENT





Second Floor
1:100

Address
Atlantic House, Jengers
Mead, Billingshurst, RH14
9PB

Drawing
Second Floor

Job No.	Drawing No.
1901AH	202

Drawn Date	Issue Date
28.06.2019	28.06.2019

Drawn By	Checked By
MD	BK

Scale @ A3	Revision
1:100	###

Revision Details
B/I/Storage removed
Kitchen Revisions

Status
FOR COMMENT

