

## Billingshurst

**Laura House,  
Jengers Mead,  
West Sussex  
RH14 9NZ**

- **Modern Freehold Shop, Office and Ground Rent Investment**
- Well located just off the main High Street in Billingshurst town centre
- Possibility to convert first floor offices to residential accommodation subject to obtaining all necessary planning consents
- Tenants include Age UK
- Total Current Rents Reserved  
**£69,166.67 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



### Tenure

Freehold.

### Location

Billingshurst is an attractive West Sussex town located 6 miles south-west of Horsham and 5 miles north of Pulborough. The town is served by the A29 and A272 roads and in addition benefits from regular rail services to London and the south coast.

The property is located on the south-west side of Jengers Mead, which is located just off of the main High Street in the centre of Billingshurst.

Occupiers close by include Sainsbury's, The Post Office, Coral, Martin McColl's and Lloyds Bank amongst a number of local traders.

### Description

The property which was built in the early 1990s is arranged on ground and two upper floors to provide six ground floor shops, six first floor office suites and six second floor flats. Two of the office suites have been converted into residential accommodation and sold off on long leases. The six flats on the second floor have all been sold off on separate long leases. The property is adjacent to a public car park which provides some 70 car parking spaces.

### Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out opposite.

### VAT

VAT is applicable to this lot.

### Auctioneers' Note

The remaining 4 office suites on the first floor (Nos 9 and 10, 11 and 12) are suitable for conversion into residential as has already been done with units 7 and 8 (subject to obtaining all the necessary consents).

### Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** Ms P Cassillis, Dean Wilson LLP, Tel: 01273 249220 e-mail: [pac@deanwilson.co.uk](mailto:pac@deanwilson.co.uk)

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No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 1 Laura House	Across The Globe Ltd (1)	Gross Frontage (inc splay) 6.1 m (20' 0") Net Frontage (inc splay) 5.2 m (17' 1") Shop Depth 7.4 m (24' 4") Built Depth 7.7 m (25' 3") Ground Floor 47.01 sq m (506 sq ft)	3 years from 13.01.2016 FR & I by way of service charge	£7,500 p.a.	Reversion 2019
Unit 2 & 3 Laura House	St Catherine's Hospice (2)	Gross Frontage 9.5 m (31' 2") Net Frontage 8.7 m (28' 6") Shop Depth 7.65 m (25' 2") Built Depth 7.95 m (26' 1") Ground Floor 82.59 sq m (889 sq ft)	10 years from 22.09.2008 Rent review in the 5th year FR & I by way of service charge	£12,500 p.a.	Reversion 2018
Unit 4 Laura House	Billingshurst Lions (3) (Bookshop)	Gross Frontage 5.7 m (18' 8") Net Frontage 4.75 m (15' 7") Shop Depth 8.6 m (28' 3") Built Depth 8.9 m (29' 3") Ground Floor 47.19 sq m (508 sq ft)	5 years from 01.12.2013 FR & I by way of service charge	£5,416.67 p.a.	Reversion 2018
Unit 5 Laura House	Age UK (4)	Gross Frontage 8.6 m (28' 3") Net Frontage 7.45 m (24' 5") Shop Depth 8.6 m (28' 3") Built Depth 8.9 m (29' 3") Ground Floor 75.16 sq m (809 sq ft)	25 years from 29.09.1991 Rent review every 5th year FR & I by way of service charge	£12,600 p.a.	Reversion 2016
Unit 6 Laura House	Crafty Snippets (5)	Gross Frontage (inc splay) 5.95 m (19' 6") Net Frontage (inc splay) 5.1 m (16' 9") Shop Depth 7.65 m (25' 2") Built Depth 7.95 m (26' 1") Ground Floor 37.62 sq m (405 sq ft)	5 years from 24.06.2015 Tenant option to determine in third year FR & I by way of service charge	£7,500 p.a.	Reversion 2020
Unit 9 & 10 Laura House	Benchmark Ltd (6)	First Floor 79.62 sq m (857 sq ft)	4 years from 02.10.2014. Tenant option to determine in third year. FR & I by way of service charge	£7,500 p.a.	Reversion 2018
Unit 11 Laura House	JA Newson & Co (7)	First Floor 74.32 sq m (800 sq ft)	4 years from 26.09.2012. FR & I by way of service charge	£8,000 p.a.	Reversion 2016
Unit 12 Laura House	Tepede Graphics Ltd (8)	First Floor 64.10 sq m (690 sq ft)	3 years from 08.04.2016. FR & I by way of service charge	£7,000 p.a.	Reversion 2019
Flat 1 Laura House	Individuals	Second Floor Flat	99 years from 24.06.1991	£100 p.a.	Reversion 2090
Flats 2, 3, 4, 5 & 6 Laura House	Various Individuals	Second Floor Flats	5 leases each for a term of 99 years from 24.06.1991	£750 p.a. (5 x £150 p.a.)	Reversions 2090
Flats 7 & 8 Laura House	Individuals	First Floor Flats	2 leases each for a term of 125 years from 24.06.2013	£300 p.a. (2 x £150 p.a.)	Reversions 2138

(1) In occupation since 2003. [www.acrosstheglobe.co.uk](http://www.acrosstheglobe.co.uk)

(2) In occupation since 1997. [www.stch.org.uk](http://www.stch.org.uk)

(3) In occupation since 2002.

(4) For the financial year ended 31st March 2015, Age UK did not report a turnover. They did report a pre-tax profit of £2.074m, shareholders' funds of £29.719m and a net worth of £29.719m. (Source: Experian 29.04.2016.)

(5) In occupation since 2005. [www.craftysnippets.co.uk](http://www.craftysnippets.co.uk)

(6) [www.bmarq.co.uk](http://www.bmarq.co.uk)

(7) In occupation since 1999.

(8) [www.tepede.co.uk](http://www.tepede.co.uk)

**Total £69,166.67 p.a.**