



11, Laura House

Jengers Mead | Billingshurst | RH14 9NZ |

- SPACIOUS OPEN PLAN OFFICE SUITE FOR SALE
- APPROXIMATELY 850 SQ FT (78.96 m²)
- RESIDENTIAL DEVELOPMENT POTENTIAL
- WONDERFUL OFFICE SPACE FOR BUSINESS USE

EPC RATING = C.

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Situated on the first floor, the premises are located within the Jengers Mead shopping precinct in Billingshurst. The thriving village is located on the A29 approximately 8 miles south-West of Horsham town centre. The village has numerous retail facilities on hand and is walking distance of the mainline train station, schools and leisure centre.

Description

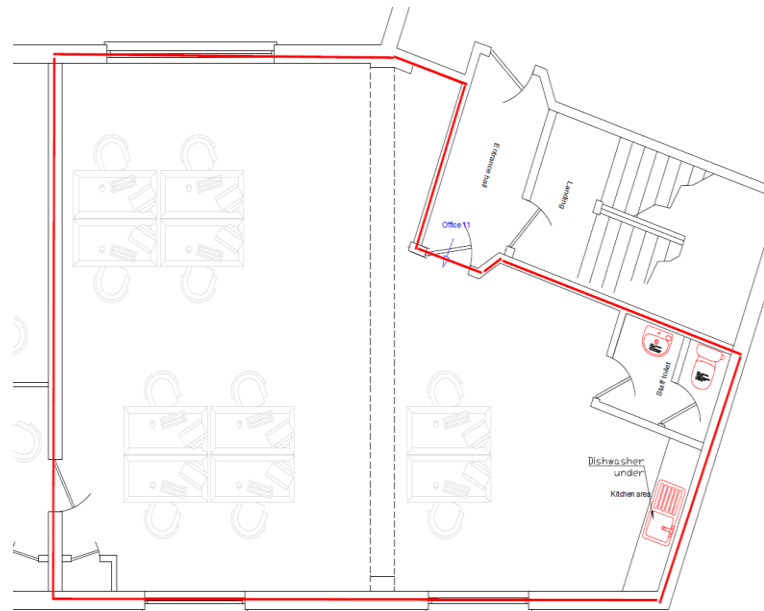
The premises comprise an open plan office suite with kitchen area and toilet facilities.

Development Potential

We consider that there is potential to convert the premises to a spacious two bedroom apartment, subject to usual consents.

Lease.

We are advised that the premises are available on a newly created long term lease interest of 125 years and peppercorn ground rent. The leaseholder will contribute towards the regular service charge which is currently approximately £300 per quarter to include contribution to buildings insurance.



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Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning,

garaging and conservatories etc. Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.