

900 SQ FT (83.61 SQ M)
CLASS "E" PREMISES TO LET
RETAIL / OFFICE / CLINIC USES INVITED



2 & 3 LAURA HOUSE, JENGERS MEAD
BILLINGSHURST
WEST SUSSEX
RH14 9NZ

Henry Adams HRR Commercial Ltd, 50 Carfax, Horsham, West Sussex RH12 1BP
01403 282519 hrr.commercial@henryadams.co.uk henryadams.co.uk

Residential / **Commercial** / Rural / Development / Auctions

LOCATION

Billingshurst is a large West Sussex village situated at the junction of the A29 / A272, between the towns of Horsham and Petworth. The subject property is situated within the village's principal community shopping parade of Jengers Mead. A Google Street View of Jengers Mead can be viewed through Google Maps by typing in the property's postcode RH14 9NZ

ACCOMMODATION (Net Internal Area)

Ground Floor 900 sq ft (83.61 sq m)

RENT

£14,000 + VAT per annum exclusive, payable quarterly in-advance.

TERMS

The property is available for rent upon a new effective full repairing and insuring lease for a term to be agreed. A rental deposit will be required.

SERVICE CHARGE

There is a service charge payable for the maintenance of common areas and upkeep of the estate. The charge principally covers buildings insurance, estate management fees, all external repairs and maintenance, lighting to common parts, annual health and safety inspections, all mowing and gardening maintenance to pathways, parking area and landscaping. The approximate charge payable is currently £514.00 + VAT per quarter.

PLANNING

We understand the property benefits from Use Class E (Commercial, Business & Service) of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. Permitted uses within this Class allows various uses, including office, retail and clinic related uses. We would advise interested parties to check with the Local Planning Authority or a qualified planning consultant on permitted uses within Class E or alternatively, this information can be accessed on-line through various third-party websites such as Planning Geek <https://www.planninggeek.co.uk/use-class/use-class-e/>

BUSINESS RATES (2026/2027 FINANCIAL YEAR)

The advertised Rateable Value listed by GOV.UK is £16,000. The Uniform Business Rate multiplier for 2026/2027 is 43.2p in the £ making the Rates Payable £6,912. Interested parties are advised to contact Horsham District Council, Council Tax and Benefits Department on 01403 215555 to verify these figures or alternatively, this information is available on-line through GOV.UK www.gov.uk/find-business-rates

ENERGY PERFORMANCE RATING

The property has been assessed and graded a Band C (53) energy performance rating. A certificate can be made available by email on request or downloaded online from GOV.UK website portal.

VIEWING ARRANGEMENTS

Strictly by appointment through SOLE LETTING AGENTS
Henry Adams Commercial www.henryadams.co.uk/commercial

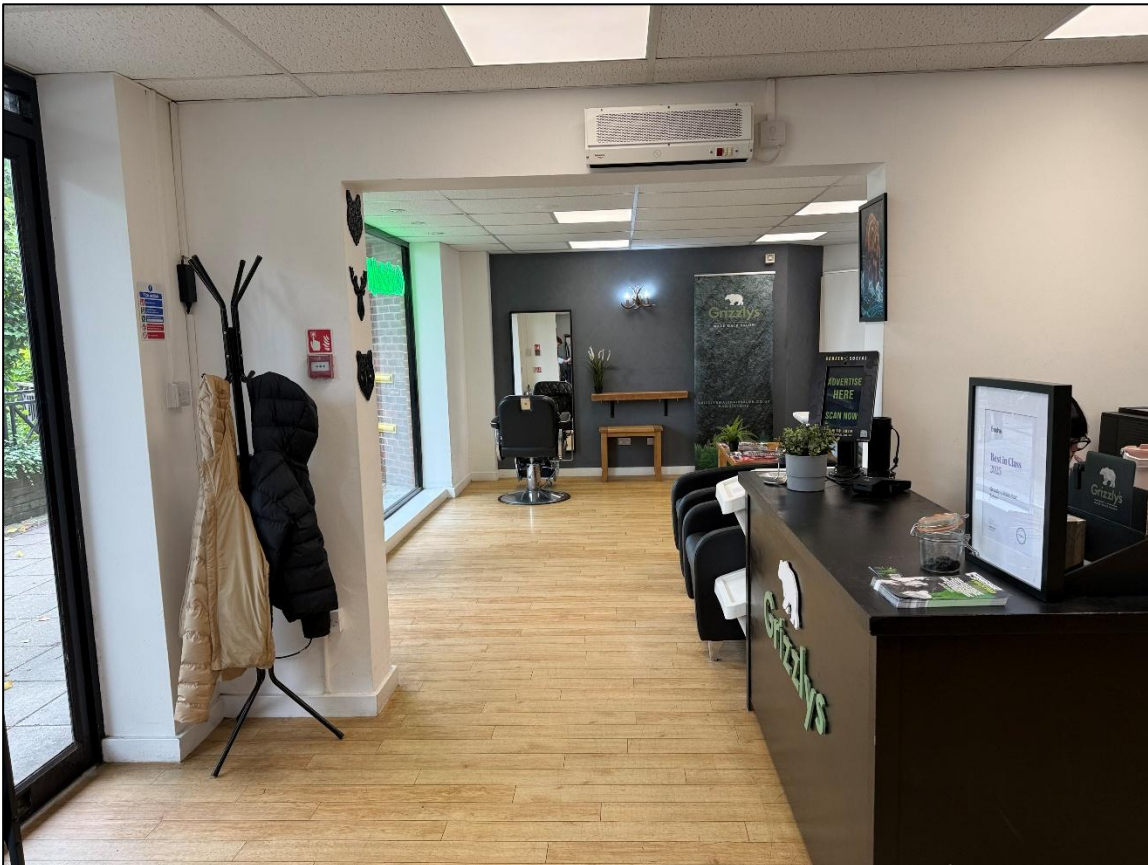
CONTACT

Andrew Algar – Head of Commercial Property

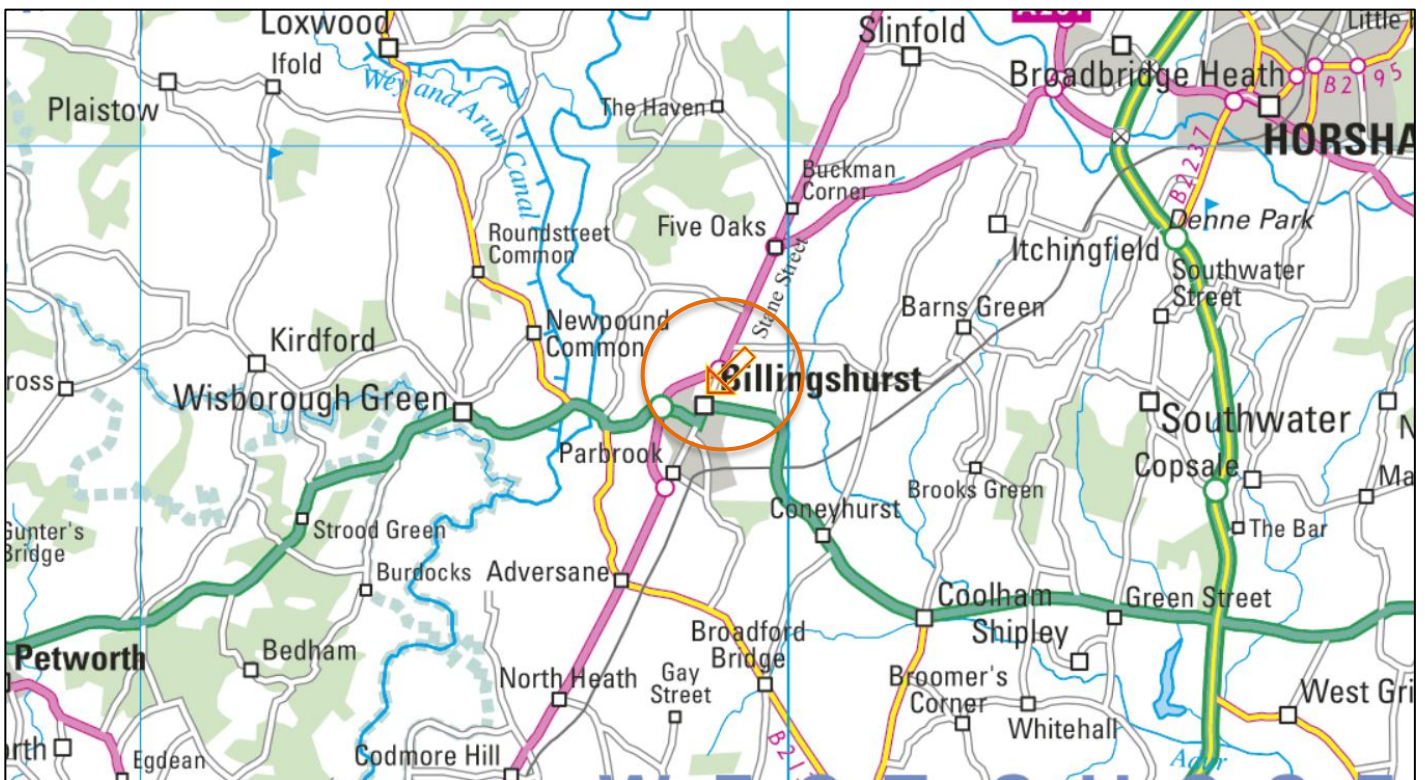
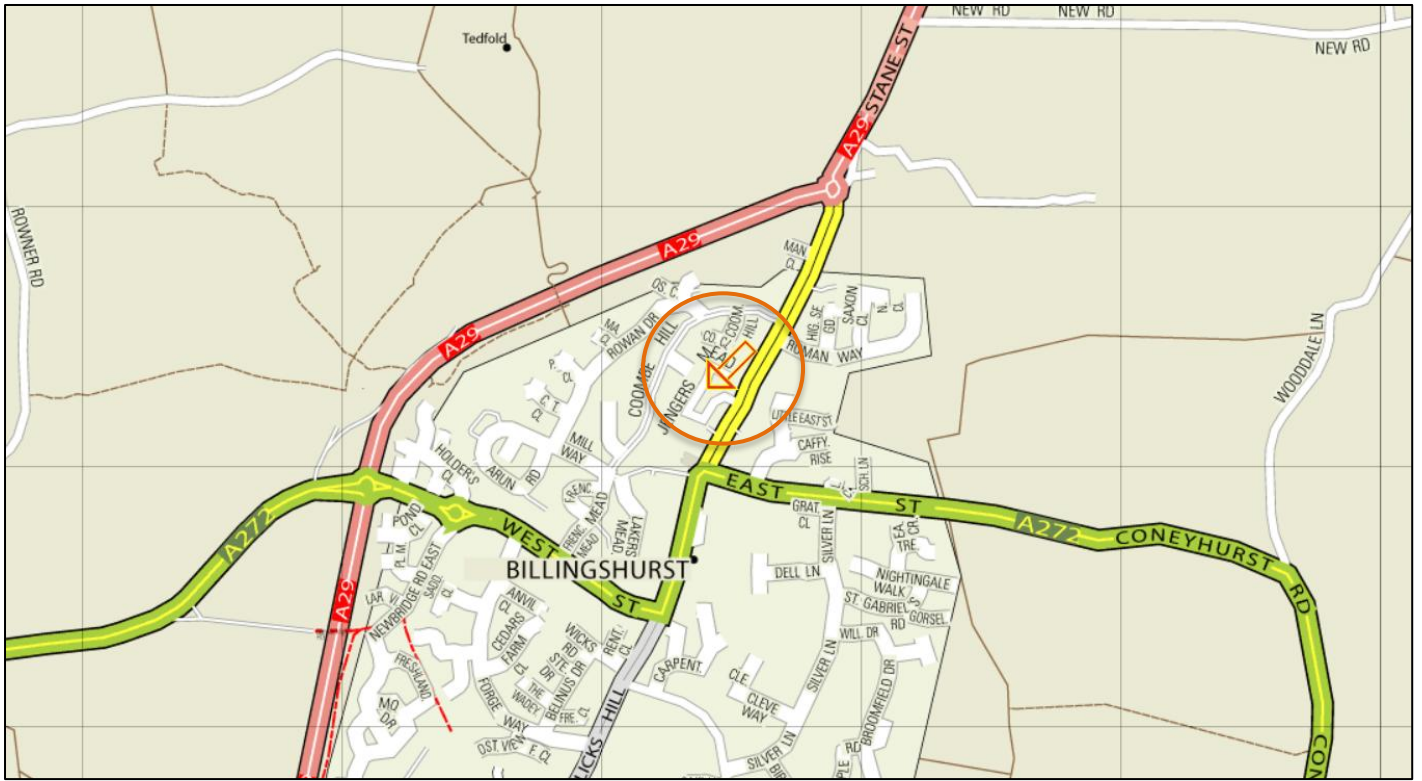
01273 091823

07868 434 449

andrew.algar@henryadams.co.uk



LOCATION MAPS - NOT TO SCALE



Agent's Notice - We endeavour to make our particulars as accurate and reliable as possible. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Measurements, areas, plans and distances are approximate only. Photographs and computer-generated images show only certain parts and aspects of the property at the time they were taken or created. Neither Henry Adams HRR Commercial Ltd nor any of its employees has any authority to make or give any representation or warranty whatsoever in relation to the property. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service system or appliance. Intending purchasers or lessees must satisfy themselves with regard to each of these points. Unless otherwise stated, all prices and rents are exclusive of VAT. Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.