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TO LET

**CAR SALES SITE AND OFFICE – APPROXIMATELY ¼ ACRE WITH 1,396 SQ FT
(129.69 SQ M) SALES OFFICE AND STORES**

Maxwell Court, Horsham Road, Five Oaks, Billingshurst, West Sussex, RH14 9AL

DESCRIPTION

This secure and level car sales site is long established and extends to a little over 1/4 of an acre. There is a single storey sales office together with a separate storage unit of approximately 600 sq ft.

LOCATION

The site occupies a prominent position at the junction of the A264 and A29 at Five Oaks, some 3 miles north of Billingshurst and 7 miles south west of Horsham. Gatwick Airport is 20 miles to the north, with the south coast some 19 miles away.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Sales Office	896	83.24
Storage Unit	500	46.45
TOTAL	1,396	129.69

AMENITIES

- WC
- Kitchen facilities
- Electric heating
- Secure site

LEASE

Available to rent on a new lease on terms to be agreed at an annual rent of £45,000 per annum.

RATES

The current 2023 Rateable Value of the property is £31,500. 2023/24 Rates Payable-£3,929.62
Discretionary relief may be available, please speak to one of SHW Rating team.

VAT

VAT will not be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

This has been commissioned



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