

**Reduced asking rent
£49,500 per annum**



**ALFOLD BARS, LOXWOOD ROAD, BILLINGSHURST,
WEST SUSSEX, RH14 0QS**

Showroom/trade counter premises with substantial vehicle display parking - To Let
(may sell)

1,987 SQ FT (184.60 SQ M) - Site is approx. 0.40 acres



Summary

Showroom/trade counter premises
with substantial vehicle display
parking

Available Size	1,987 sq ft
Rent	£49,500 per annum
Business Rates	£32,250
Car Parking	External parking for approx. 50 cars.

- Total site size approx. 0.40 acres
- Prominent showroom premises
- Substantial parking areas at front and rear of site
- 12 miles from both Guildford and Horsham
- New lease on terms to be negotiated (may sell)
- Available due to company relocation
- Ground floor showroom and reception
- First floor offices/kitchen/WC and shower room
- Potential for alternative uses (STPC)



Location



**Alfold Bars Loxwood Road,
Billingshurst, RH14 0QS**

The property is situated on Loxwood Road at Alfold Bars northwest of Billingshurst. Guildford town centre is 12 miles to the north and Horsham is 12 miles to the east. The property lies next to the popular Sir Roger Tichborne public house.





We make it possible

GMS
UTX

PY5
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WPE
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DX05
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PCZ

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LBU

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JEWELL'S

Further Details

Description

Ground & First-floor showroom/retail premises fronting Loxwood Road (the B2133) and is established as a motorbike & used car showroom premises.

The property includes a forecourt area to the front and substantial parking and washdown areas to the rear. There is a storage shed located to the rear and additional/separate parking immediately to the south included. There are offices, a kitchen, and a staff WC/shower room located on the first floor.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Showroom	1,225	113.81
Ground - Office	395	36.70
1st - Office	285	26.48
1st - Kitchen	56	5.20
1st - WC/Shower	26	2.42
Total	1,987	184.61

Tenure

Available to let on new terms to be agreed with a guide rent of £49,500 per annum exclusive. Consideration may be given to the sale of the property on a freehold basis, price on application.

Use

We understand use is Sui Generis use but interested parties must satisfy themselves in regards to future uses.

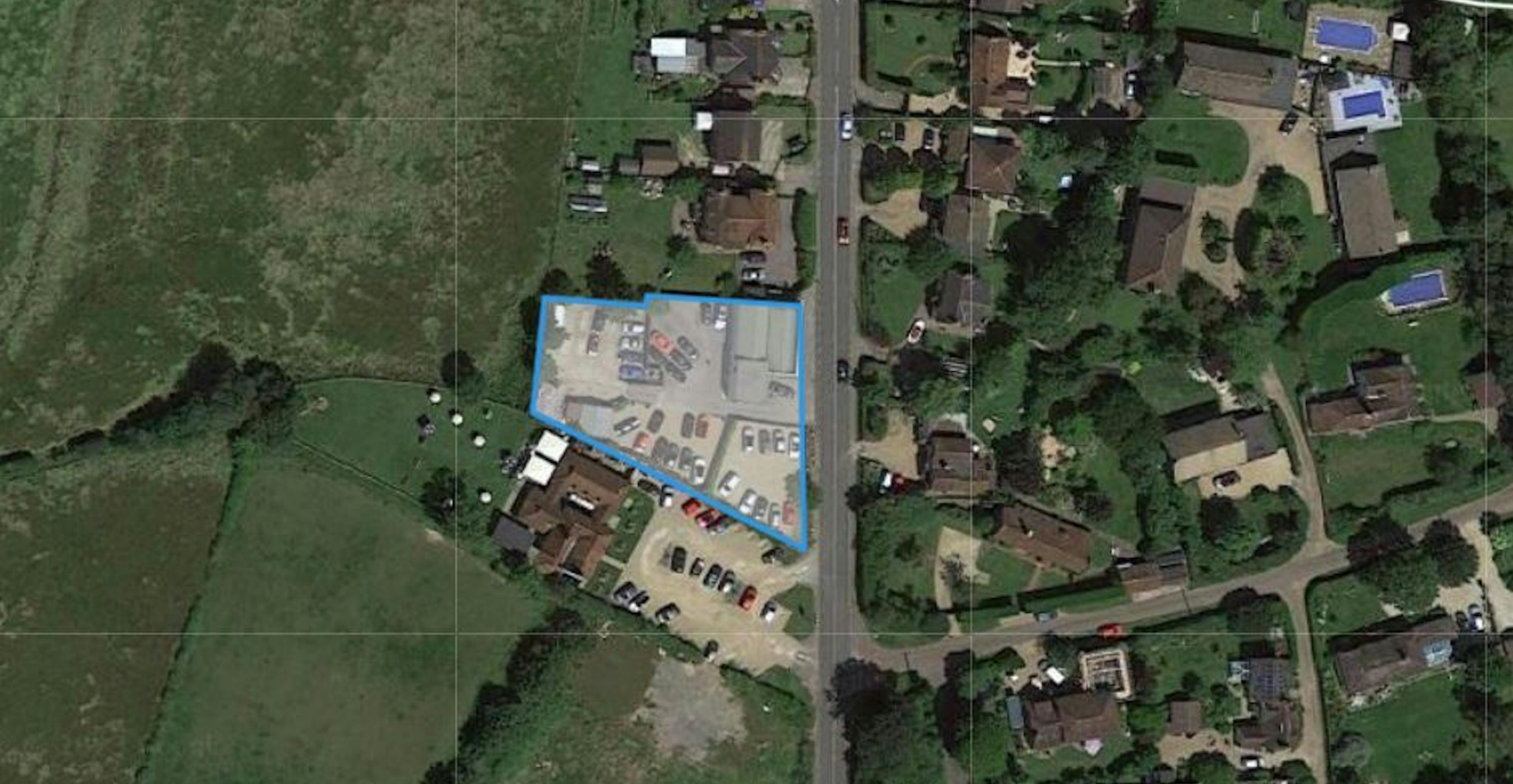
N.B. Prior to our clients vehicle showroom use, the previous occupants included the retailing of pet/horse feed and accessories.

Business Rates

Ratable Value £32,250.







Enquiries & Viewings



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**Vail
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