



13 MARKET SQUARE, HORSHAM, WEST SUSSEX, RH12 1EU

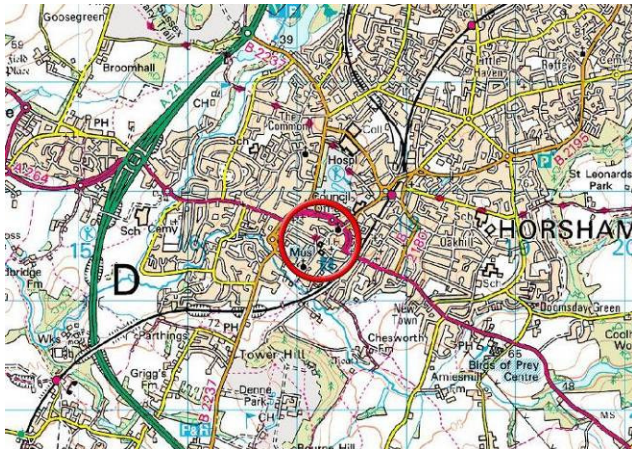
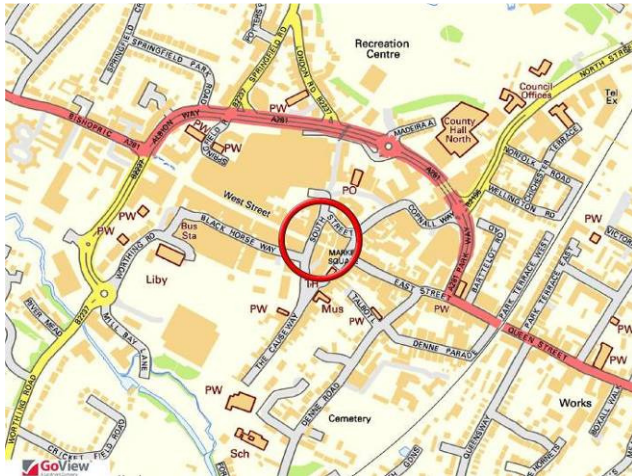
- **FREEHOLD GRADE II LISTED OFFICE BUILDING FOR SALE**
- **1,149 SQ FT (106.78 SQ M)**
- **LOCATED IN THE “THE QUARTER” BEING AN AREA RICH IN RESTAURANTS, CAFÉS AND INDEPENDENT SHOPS**

Colyer Commercial
CONSULTANT SURVEYORS

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Location

The property is located in Horsham Town Centre at the southern end of Market Square overlooking The Causeway. The area is a conservation area and is locally referred to as the "The Quarter" being known for its restaurants, cafes and independent shops. The shopping areas of the Carfax, East Street and Swan Walk Shopping Centre are located to the immediate north.



Description

The property is an attractive Grade II listed office building with character features and exposed beams throughout.

The property forms a 3 storey mid-terraced building of timber framed construction under a pitched roof with a mature landscaped garden to the rear. The garden connects to a pedestrian passageway at the rear that provides a walk way between Talbot Lane and Market Square.

The offices benefit from the following amenities and features:

- Cat 5 wired
- New gas boiler
- Gas fired central heating
- Fitted kitchen
- 2 x toilets (GF/FF)
- Built-in storage cupboards
- Rear access
- Attractive rear garden

We have been advised that the building was completely re-wired approximately 2 years ago and there is Cat 5 cabling on each floor.

Floor Areas

We have measured the offices to have the following approximate net internal floor areas:

Floor	Sq m	Sq ft
Ground Floor	47.59	512
First Floor	34.00	366
Second Floor	19.74	212
Total	101.33 sq m	1,090 Sq Ft

Freehold Interest

£450,000

Business Rates

Small business rates relief available to qualifying businesses

We have been informed by the Local Rating Authority that the premises are assessed as follows:

Rateable value: £10,580
UBR (2017/2018) 46.6 p in £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable. The rates payable may be subject to transitional relief and small businesses may be eligible for the Small Business Rate Relief Scheme.

EPC

An EPC is not required as it's a Listed Building.

VAT

We have been advised that VAT is not chargeable on the purchase price.

Legal costs

Each party to be responsible for their own costs.



Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

STRICTLY BY APPOINTMENT WITH VENDORS AGENT

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