



**11 EAST STREET, HORSHAM, WEST SUSSEX, RH12 1HH**

- **GROUND FLOOR SHOP TO LET**
- **368 SQ FT**
- **AVAILABLE DUE TO RELOCATION**

**Colyer Commercial**  
CONSULTANT SURVEYORS

## Location

The property is situated next to Restaurant Tristan and close to well known restaurants and retailers including Wagamama, Cote, Giggling Squid, ASK, Pizza Express and Steamer Trading all located on the street.

Piries Place is located close by and is currently being redeveloped into a mixed leisure scheme and will include a 3 screen Everyman cinema alongside new retail, restaurant and drinking establishments.

## Description

The premises comprise a ground floor shop with prominent frontage to East Street. There are WC facilities to the rear of the premises.

## Accommodation

The premises have the following approximate net internal floor areas:

Floor	Sq m	Sq ft
Ground Floor Shop	34.18 m <sup>2</sup>	368 sq ft

It has an internal width at the front of 3.71 m (12ft 2in) and the sales area has a maximum depth of 9.42 m (30 ft 10in).

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.

## Lease

The premises are available to rent on a new full repairing and insuring lease for a term to be agreed.

## Rent

£14,500 per annum exclusive.

## Rates- small business rates relief available

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

Rateable value: £11,500  
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 business rates relief.

## VAT

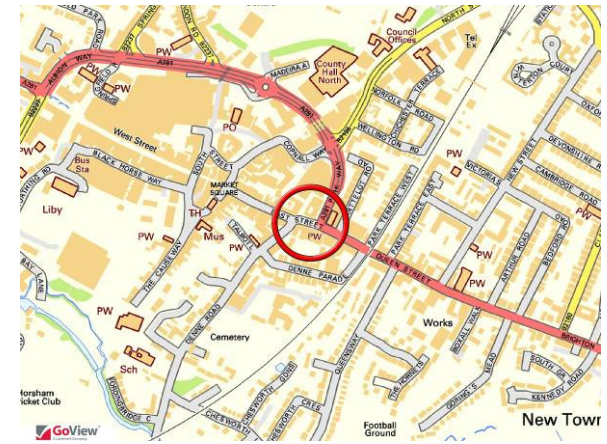
VAT is not chargeable on the terms quoted above.

## Legal Costs

Each party to be responsible for their own legal costs.

## EPC

The building has an EPC rating of E – 117.



**STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS**

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