



5B PARK PLACE, EAST MEWS, HORSHAM, WEST SUSSEX, RH12 1HJ

- **GROUND FLOOR SHOP TO LET**
- **AVAILABLE BY LEASE ASSIGNMENT OR A NEW SUB-LEASE**
- **CENTRAL HORSHAM RETAIL LOCATION**
- **368 SQ FT (34.24 SQ M)**

Colyer Commercial
CONSULTANT SURVEYORS

Location

The property is located in an established trading position linking Piries Place with East Street and Park Place.

Piries Place is currently to be re-developed to create a three screen cinema alongside a new hotel, restaurants and drinking establishments. The property should benefit from an improved footfall once the development has been completed.

Description

The premises comprise a ground floor shop with return frontage to Park Street and East Mews. The unit has the following amenities:

- Kitchen & WC facilities
- Laminate Flooring
- UPVC Double Glazing
- Gas Fired Central Heating
- Fitted Hairdressing equipment and furniture maybe available to interested purchasers.

Accommodation

The premises have the following approximate net internal floor areas:

Floor	Sq m	Sq ft
Front Sales Area	22.66 m ²	244 sq ft
Rear Sales Area & kitchen	11.58 m ²	124 sq ft
Total	34.24 m ²	368 sq ft

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 SOLE LETTING AGENTS

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Lease

The premises are available to rent on a new sublease or by lease assignment. The current lease is a fully repairing and insuring lease that expires on 27th November 2026 at a passing rent of £7,500 per annum with a rent review due on the 29th May 2019. Further details on the lease available upon request.

Fixtures & Fittings

The premises are currently fitted out as a hairdressing salon. The vendor will consider selling the equipment, fixtures and fittings. Details upon request.

Rates- small business rates relief available

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

Rateable value: £7,718
UBR (2019/2020) 0.491 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 chargeable on the terms quoted above.

Legal Costs

Each party to be responsible for their own legal costs.

EPC

An EPC has been ordered and will be available shortly.

