



**33 QUEENS STREET, HORSHAM, WEST SUSSEX, RH13 5AA**

- **TOWN CENTRE RETAIL UNIT TO LET**
- **AVAILABLE TO RENT ON A NEW LEASE**
- **544 SQ FT (50.56 m<sup>2</sup>)**

**Colyer Commercial**  
CONSULTANT SURVEYORS

## Location

Horsham is a historic market town and offers a good range of shopping amenities assisted by car parking facilities close by. It is one of the principal towns in West Sussex and is approximately 10 miles to the west of Crawley.

The premises is located in an established trading location on one of the main approach roads into the town centre. Adjoining occupiers include Sussex Surrey Doors and Windows and AD Cycles. Nearby multiple retailers include Majestic Wine Warehouse, Pets at Home, William Hill and Pizza Hut.

## Description

The premises comprise of a ground floor retail unit with storage area, kitchen and WC facilities.

## Floor Areas

The net internal floor areas are approximately:

	Sq m	Sq ft
Front sales area	30 m <sup>2</sup>	323 sq ft
Stores/ further sales area	14.62 m <sup>2</sup>	157 sq ft
Rear Stores	5.94 m <sup>2</sup>	64 sq ft
Total	50.56 m <sup>2</sup>	544 sq ft

## Terms

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

The lease is to be contracted outside of the renewal provisions of the Landlord & Tenant Act 1954.

## Rent

£10,800 per annum exclusive.

## Business Rates – Small Business Rates Relief maybe available

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

Rateable value: £8,400  
UBR (2019/2020) 49.1 p in £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable. Small business rates relief may be available

## VAT

VAT is not chargeable on the terms quoted.

## EPC

The EPC rating is D (83).

## Legal Costs

Each party to be responsible for their own legal 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 incoming 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**

**TIM SHEPHERD**  
01403 333921  
tshepherd@colyercommercial.co.uk

**JO PARRY**  
01403 275275  
info@colyercommercial.co.uk

