



BLATCHFORD ROAD, HORSHAM, RH13 5QR

- **WAREHOUSE/ TRADE COUNTER/ LIGHT INDUSTRIAL**
- **FREEHOLD FOR SALE OR TO LET ON A NEW LEASE**
- **6,219 sq ft (577.76 sq m)**

Colyer Commercial
CONSULTANT SURVEYORS

Location

The property is situated to the east of Horsham Town Centre (1 mile) and 6 miles approximately from the M23 on an established trading estate.

Description

The building is self contained with a prominent road frontage to Blatchford Road and is of brick construction with a very modern (2007) steel profile insulated roof with the following amenities:

Amenities

- 24 Hours Access
- Plentiful Car Parking on Forecourt
- 3 Phase Power
- Gas Heating
- Approximate Eaves Height 14'9"
- Steel Portal Frame
- Trade Counter
- Double Glazed Windows
- Steel Profile Insulated Roof
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Floor Areas

	Sq m	Sq ft
Ground Floor	530.66	5,712 sq ft
First floor Offices	47.10	507 sq ft
Total	577.76 m ²	6,219 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.

Planning

The property has been used by Tanfield Ltd for over 30 years has a warehouse and trade counter and is next door to Bryant Fixings Ltd who also have a trade counter.

Lease

A new full repairing and insuring lease either on a short term of between 1 and 2 years or on a term of 10 years with an upward only rent review at the end of the 5th year. The lease to be outside the provisions of the Landlord & Tenant Act 1954.

Rent

£55,000 per annum.

Freehold Price

£900,000

Business Rates

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

Rateable value: £29,250
UBR (2019/2020) 49.1 p in the £

Small business rates relief maybe available to eligible businesses.

Legal Fees

Each party to pay their own legal costs.

VAT

VAT will not be charged on the rent.



STRICTLY BY APPOINTMENT WITH AGENTS

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