



**2 SWINDON ROAD, HORSHAM, WEST SUSSEX, RH12 2HD**

- **GROUND FLOOR SHOP TO LET ON A NEW LEASE**
- **FORE COURT PARKING FOR TWO VEHICLES**
- **465 SQ FT (43.17 SQ M)**

**Colyer Commercial**  
CONSULTANT SURVEYORS



## Location

The property is located on Swindon Road, in a predominantly residential area of Horsham. Both Horsham's town centre and mainline railway station are located nearby.

## Description

The premises comprise a ground floor shop with a front sales area and three partitioned treatment rooms. Alternatively, the shop could be stripped out to make an "open plan" sales area.

The unit has the following amenities:

- Laminate Flooring
- Gas Fired Central Heating
- The premises has been fitted as a "beauty salon" with two partitioned treatment rooms.
- WC facilities
- External Storage areas & forecourt parking.

## Accommodation

The premises have the following approximate net internal floor areas:

Floor	Sq m	Sq ft
Ground Floor Sales & two rear treatment rooms	26.84 m <sup>2</sup>	289 sq ft
Rear Store area /treatment area	8.26 m <sup>2</sup>	89 sq ft
2 x external Stores	8.07 m <sup>2</sup>	87 sq ft
Total Floor Area	43.17 m <sup>2</sup>	465 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 effectively full repairing and insuring lease for a term to be agreed.

## Rent

£9,500 per annum exclusive.

## Use

A1 (Retail) Use with potential for alternative uses subject to planning.

## Rates- small business rates relief available

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

Rateable value: £2,225  
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 not chargeable on the terms quoted above.

## Legal Costs

Each party to be responsible for their own legal costs.

## EPC

The property has an EPC rating of B (44). Certificate available upon request.

