



OSPREY HOUSE, 16-18 WORTHING ROAD, HORSHAM, WEST SUSSEX, RH12 1SL

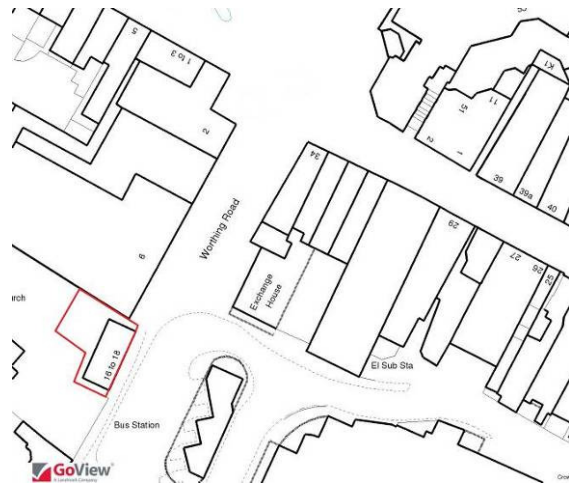
- FREEHOLD COMMERCIAL BUILDING FOR SALE – **REDUCED PRICE**
- 1,389 SQ FT (128.97 SQ M)
- APPROXIMATELY 1,500 SQ FT IF PARTITIONS REMOVED
- TOWN CENTRE LOCATION

Colyer Commercial
CONSULTANT SURVEYORS

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Location

The property is centrally located on Worthing Road, in Horsham Town Centre and is opposite Horsham Library and in close proximity to John Lewis. Other occupiers nearby include Argos, The Entertainer and A Plan Insurance.



Description

The property is a detached two storey building that appears to have been constructed originally as a pair of semi-detached houses and according to the plaque outside rebuilt in 1933. The property has been arranged to provide surgeries and associated medical facilities with the following amenities:

- Gas fired central heating system
- Air Conditioning (not tested)
- UPVC aluminium double glazed windows
- Male & Female WC's
- Attractive rear garden
- Kitchen at ground floor.

Freehold Interest

Freehold

Price

£375,000 plus VAT.

Business Rates

Small business rates relief available to qualifying businesses

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

Rateable value: £12,303
UBR (2019/2020) 49.1 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 businesses may be eligible for the Small Business Rate Relief Scheme.

Floor Areas

The offices have the following approximate net internal floor areas:

Floor	Sq m	Sq ft
Ground Floor	67.05	722
First Floor	61.92	667
Total	128.97 sq m	1,389 Sq Ft

EPC

The property has an EPC rating of 83 (D). A copy of the EPC is available upon request.

VAT

We have been advised that VAT is chargeable on the purchase price.

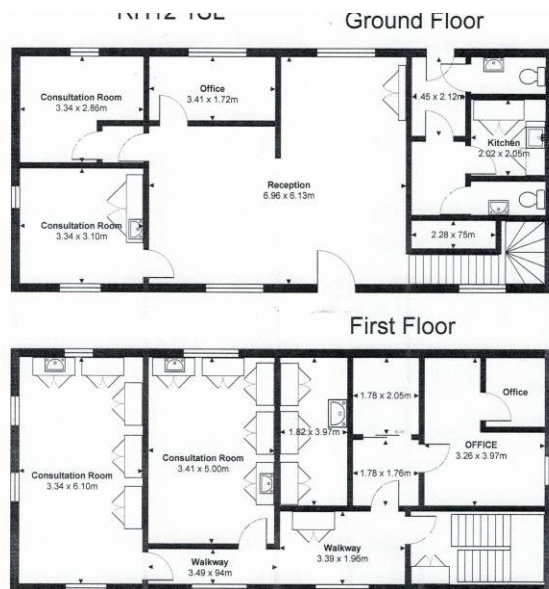
Legal costs

Each party to be responsible for their own costs.

Planning / Development Potential

The property currently has a D1 planning use. The property has potential for a change of use to B1 (office) or alternative uses subject to planning.

There is potential to convert the property to residential accommodation as two town houses or perhaps 4 x 1 bedroom flats.





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 SELLING AGENT

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