



82 & 82A LAMBS FARM ROAD, HORSHAM, WEST SUSSEX, RH12 4JH

- **FREEHOLD SHOP, TWO BEDROOM FLAT & GARAGE FOR SALE**
- **FORECOURT PARKING**
- **SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING**

Colyer Commercial
CONSULTANT SURVEYORS

Location

The property is part of a parade of shops on Lambs Farm Road, a busy residential area of North Horsham. Nearby tenants include One Stop Stores, which is a subsidiary company of Tesco's and Pizza Plus. The premises are located within a largely residential location approximately 1.9 miles from Horsham Town Centre and 0.25 miles from Littlehaven Railway Station.

The premises comprise a ground floor shop with ancillary storage on ground floor. The premises benefits from rear servicing and front forecourt parking for two cars. There is also parking for one vehicle to the rear of the shop and a garage.



Description

The property comprises a ground floor shop with rear store area and WC. The floor area has been measured on a Net Internal Area basis approximately as follows:

| | Sq M | Sq Ft |
|--------------------|----------------------|-----------|
| Ground Floor Sales | 63.93 | 688 |
| Rear Store | 17.77 | 191 |
| Total ground floor | 81.70 m ² | 879 Sq Ft |

We have measured the first floor flat and please note the following approximate room dimensions:

| 1 st Floor | | | |
|-----------------------|--------------|-----------|--------------|
| Lounge | 12'7 x 17'3 | Bedroom 1 | 12'4 x 9'5 |
| Kitchen | 6'7 x 10'3 | Bedroom 2 | 12'4 x 10' |
| Bathroom | 6'8 x 6'6 | Loft area | Not measured |
| WC | Not measured | | |

Guide Price

£435,000.

Planning

The new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We are of the opinion that the premises benefits from the Class E Use within the Use Classes Order 2020. Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Tenure

Freehold

EPC Rating

The premises has a rating of C (69). EPC available upon request.

Rates

100% Small business rates relief available to eligible businesses.

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

Rateable value: £8,300
UBR (2021/2022) 49.9p in £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable.

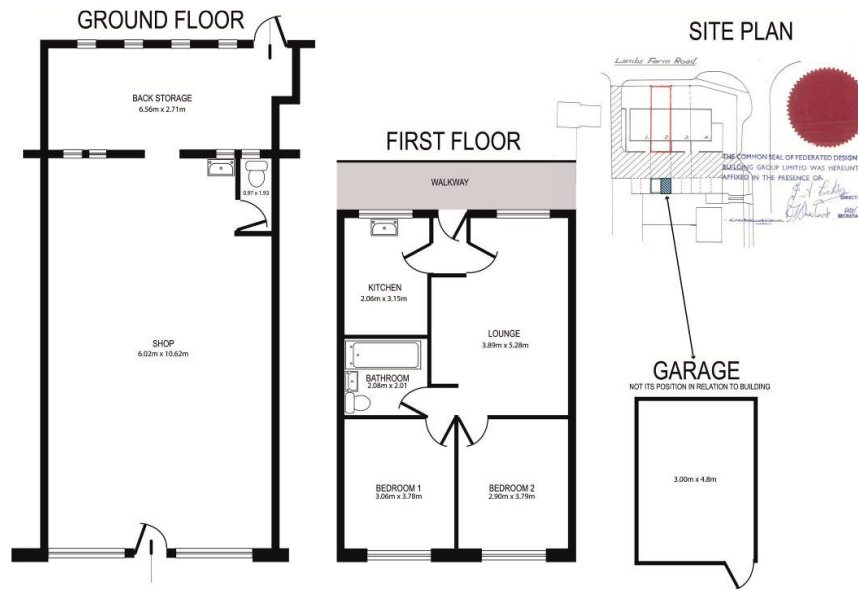
No 82A has a council tax band of B. The local authority reference is: 137085508200

Legal costs

Each party to be responsible for their own costs.

VAT

VAT is not chargeable on the purchase price.



The floor plan is for guidance purposes only and we'd recommend a purchaser verifies the dimensions quoted.



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 AGENTS

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