



**BURFORD HOUSE, 26 WORTHING ROAD, HORSHAM, WEST SUSSEX, RH12 1SL**

- **PERIOD OFFICE BUILDING TO LET**
- **SUITABLE FOR A VARIETY OF USES UNDER THE NEW E CLASS**
- **NIA 745 SQ FT (69.21 m<sup>2</sup>)**

**Colyer Commercial**  
CONSULTANT SURVEYORS

## 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.

## Description

The property is a semi detached two storey period office building with the following amenities:

- Gas fired central heating system
- Carpeted and wooden flooring
- Male & Female WC's
- Rear garden / yard area
- Kitchen at ground floor.

## Floor Areas

The offices have the following approximate net internal floor area (NIA):

Floor	Sq m	Sq ft
Ground Floor Offices	29.73	320
Kitchen	3.49	37.56
First Floor Offices	36.04	388
<b>Total</b>	<b>69.21 m<sup>2</sup></b>	<b>745 Sq Ft</b>

We understand the gross internal floor area (GIA) is approximately 935 sq ft.

## Terms

The premises are available to let by way of a new lease on terms to be agreed.

## Rent

£15,000 per annum exclusive of rates.

## 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: £8,665  
UBR (2021/2022) 49.9 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.

## EPC

The property has an EPC rating of 94 (D). A copy of the EPC is available upon request.

## USE

### Alternative uses considered such as Medical and Leisure uses under new E class

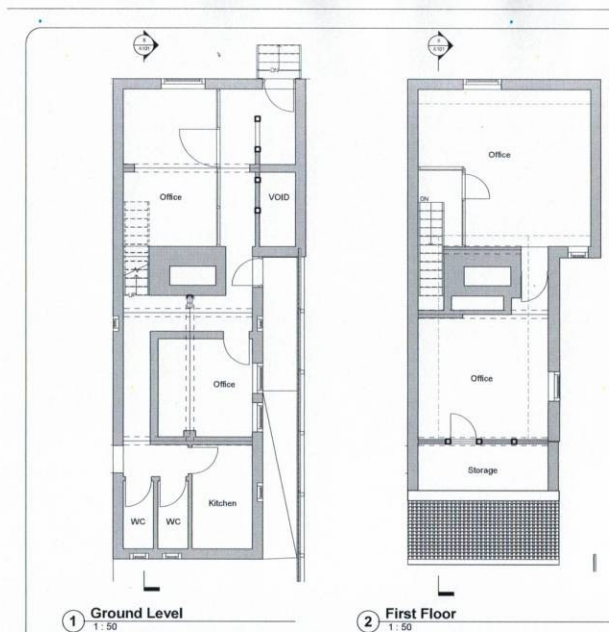
B1 Office Use – Alternative uses such as Medical and Leisure/gym use under new E class. We understand that historically the premises benefited from a B1 use within the Use Classes Order 1987 (as amended). A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use 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 therefore understand that the premises benefit from Class E Commercial Business and Service' use within the Use Classes Order 2020.

## VAT

We have been advised that VAT is not chargeable on terms quoted.

## Legal costs

Each party to be responsible for their own costs.



Current floor plan.



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 AGENT**

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