



34 BISHOPRIC, HORSHAM, WEST SUSSEX, RH12 1QN

- **GROUND FLOOR RETAIL UNIT – 596 SQ FT**
- **BENEFITTING FROM ONE REAR PARKING SPACE.**
- **AVAILABLE TO RENT ON A NEW LEASE DUE TO RELOCATION**
- **HAIRDRESSING STUDIO BUT SUITABLE FOR OTHER USES WITHIN CLASS E**

Colyer Commercial
CONSULTANT SURVEYORS

Location

The property is situated in a prominent location on one of the principal arterial roads, within easy walking distance of the main town centre. Other occupiers in close proximity include Collingwood Batchelor, KFC, William Hill, Lemongrass Thai restaurant and John Lewis/ Waitrose store.



Description

The premises comprise a ground floor retail unit benefitting from a store room/kitchen area and WC facilities. The premises has rear access the use of one parking space to the rear. Additional parking spaces could be available with terms on application.

Accommodation

The premises have been measured on a net internal area basis as follows:

Floor Areas		
Ground floor sales	49.23 m ²	530 sq ft
Rear store	6.09 m ²	66 sq ft
Total ground floor area	55.32 m ²	596 sq ft

Terms

Available to rent on a new full repairing and insuring lease for a term to be agreed.

Rent

£16,500 per annum exclusive of rates.

Business Rates

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

Rateable Value: £14,250
UBR (2022/2023) 49.9 p in £

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

Planning

The property benefits from a A1 retail use. As of 1st September 2020 the property should fall within the new Class E and the property could be used for an A2, A3, B1 and certain D1 and D2 uses. We would recommend that interested parties should refer to local planning authority for confirmation of the above.

VAT

VAT is chargeable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.

EPC

The premises has an EPC rating of 68 (C). Certificate available upon request.



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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