



18 LINTOT SQUARE, SOUTHWATER, WEST SUSSEX, RH13 9LA

- **PROMINENT CORNER SHOP TO LET ON A NEW LEASE**
- **356 SQ FT (33.05 m²)**
- **VILLAGE CENTRE LOCATION**

Colyer Commercial
CONSULTANT SURVEYORS

Location

The property is situated in a prominent position within a parade of several retail units in the centre of Southwater. Nearby occupiers include the Co-operative supermarket, Boots, Cubitt & West Estate Agents and The Lintot public house.

Lintot square was developed in 2006 as part of the £25 million village centre renewal project which now comprises a good range of local and national retailers, along with residential and office units. A central car park is provided for short term visitor car parking. Southwater is a large and expanding village in the Horsham District of West Sussex with a resident population of approximately 11,000.



Description

The premises comprise a self contained, ground floor retail unit with prominent glazed return frontage. There are WC facilities and store room to the rear of the premises.

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.

Accommodation

The premises have the following approximate net internal floor areas:

Floor	Sq m	Sq ft
Ground Floor Shop	27.83 m ²	300 sq ft
Rear Store Room	5.22 m ²	56 sq ft
Total Floor Area	33.05 m ²	356 Sq Ft

Lease

The premises are available to rent on a new effectively full repairing and insuring lease for a term to be agreed.

There is a service charge with full details upon request.

Rent

£13,000 per annum exclusive.

Rates- small business rates relief available

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

Rateable value: £9,700
UBR (2023/2024) 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 business rates relief.

VAT

VAT is chargeable on the terms quoted above.

Legal Costs

Each party to be responsible for their own legal costs.

EPC

The building has an EPC rating of C – 72.



STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS

TIM SHEPHERD

01403333921 or 07921056072

tshepherd@colyercommercial.co.uk

