



44B, CARFAX, HORSHAM, WEST SUSSEX, RH12 1EQ

- **PROMINENT TOWN CENTRE RETAIL UNIT TO LET**
- **AVAILABLE TO RENT ON A NEW LEASE**
- **826 SQ FT (76.81 m²)**

Colyer Commercial
CONSULTANT SURVEYORS

Location

The property occupies an excellent position within the Carfax, opposite the main entrance to Swan Walk covered shopping centre with it's comprehensive selection of nationally known multiple retailers, including BOOTS, NEXT and MARKS & SPENCERS.

Nearby well known occupiers represented close by include CREW CLOTHING, SEA SALT, CHOCOLOCO, JOJO MAMAN BEBE and a variety of independent retailers.

Description

The premises comprise a ground floor retail shop, basement storage and two floors of ancillary office/storage above. We understand the previous tenant had permission from Horsham District Council for the use of the outside paving area for seating and display purposes.

Accommodation

The premises provides the following accommodation measured on a net internal area basis.

Ground floor sales	43.96 m ²	473 sq ft
Basement	16.97 m ²	182 sq ft
First Floor	4.83 m ²	52 sq ft
Second Floor	11.05 m ²	119 sq ft
	76.81 m ²	826 sq ft

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

TIM SHEPHERD

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Terms

The premises are available to rent by way of a new full repairing and insuring lease for a term to be agreed.

Rent

£28,000 per annum exclusive.

Business Rates

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

Rateable value:	£22,500
UBR (2023/2024)	49.9 p in £

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

VAT

VAT is NOT chargeable on the terms quoted.

Terms

The premises are understood to benefit from Use Class E under the Town & Country Planning Act (Use Classes) (Amendment) (England) Regulations 2020 meaning that the premises can be used for a wide variety of uses to include Retail, Financial & Professional Services, Café and Restaurant, Office, Research & Development of Products and Processes, Clinics, Health Centres, Creches, Day Nurseries, Day Centres and Gymnasiums.

EPC

The EPC has been ordered and will be available shortly.

Legal Costs

Each party to be responsible for their own legal costs.

