



HARVEST HOUSE, 53-55 NORTH STREET, HORSHAM, RH12 1RN

- **ATTRACTIVE GRADE II OFFICE BUILDING WITH PARKING**
- **GROUND FLOOR OFFICE SUITE TO LET ON FLEXIBLE TERMS**
- **VERY SHORT WALKING DISTANCE FROM HORSHAM STATION**

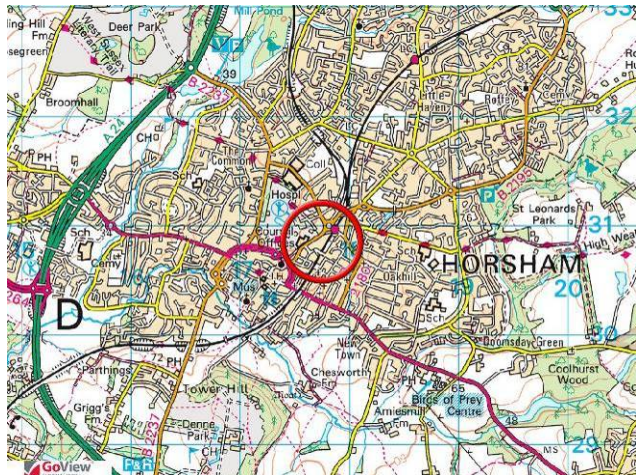
Colyer Commercial
CONSULTANT SURVEYORS

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Location

Horsham is a historic market town and offers a good range of shopping amenities assisted by car parking facilities close by. It is one of the principal towns in West Sussex and is approximately 10 miles to the west of Crawley.

The property is located within a short walking distance from the mainline station and town centre. Frequent and direct train services to London Victoria via Three Bridges, Gatwick and Croydon.



Description

The property comprises a Grade 2 Listed office building understood to have been constructed in the 17th Century. The property has cellular accommodation over ground and first floors providing nine offices.

The property has the following benefits:

- Parking spaces available on application
- Communal kitchen and WC facilities
- New gas central heating system.
- Use of an attractive rear garden area.

Terms

The suites are available to let on licence agreements. The rent is inclusive of heating, electricity, water rates and sewage, refuse collection, cleaning of common areas, building insurance, management fees, external maintenance and repairs.

Current Availability

Suites	Sq m	Sq ft	Rent pcm
Ground Floor Suite 2	12.96	139	£500 pcm

VAT

VAT is NOT chargeable on the rent.

Business Rates- Small Business Rates Relief

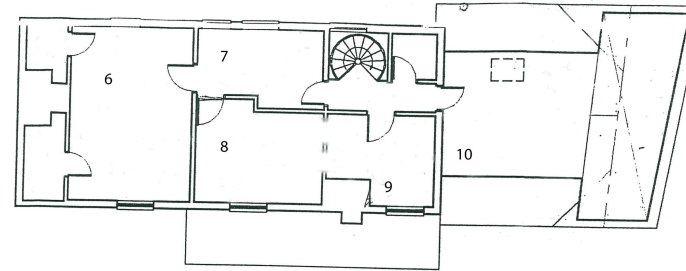
We have been informed by the Local Rating Authority that the premises are assessed as follows:

Rateable values:

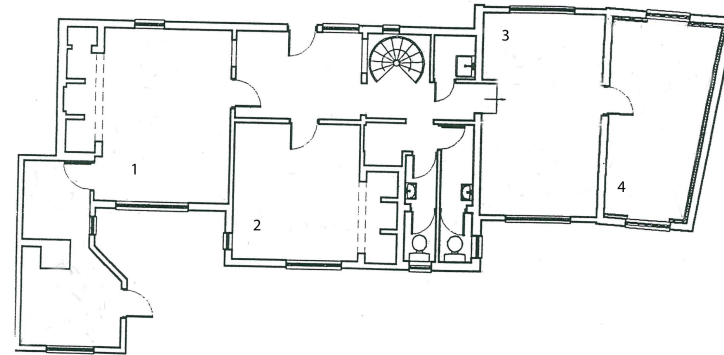
Suite 2 £2,600
UBR (2023/2024) 49.9 p in £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable. Small business rates relief will be applicable for eligible businesses.

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EXISTING FIRST FLOOR PLAN



EXISTING GROUND 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 LETTING AGENTS

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