



42 EAST STREET, HORSHAM, WEST SUSSEX, RH12 1HR

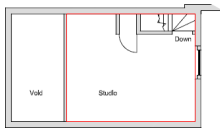
- **AVAILABLE TO LET ON A NEW LEASE**
- **FIRST & 2ND FLOOR COMMERCIAL SPACE TO RENT**
- **SUITABLE FOR A VARIETY OF USES**
- **TOWN CENTRE LOCATION**

Colyer Commercial
CONSULTANT SURVEYORS

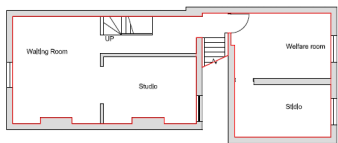
Location

Horsham, is an established and prosperous Market town, (one of the largest in West Sussex), having a population of approximately 42,000 with a catchment area of approximately 250,000 inhabitants. Horsham is located on the A24 close to its junction with the A264 which provides a direct link to the South East motorway network. Horsham’s mainline railway station is a short walk and provides direct services to London Victoria in approximately 50 minutes.

The premises are located in an established trading position close to the Piries Place Shopping Centre, Market Square and the Carfax. East Street is now considered the restaurant quarter of the town with restaurant chains including WAGAMAMMA, COTE, STRADA, and PIZZA EXPRESS all located on the street.



Second Floor plan



First Floor Plan

Description

The premises comprise a mid-terraced first and second floor office/commercial accommodation. The premises are accessed from a private entrance from East Street, with a WC facilities located on the ground floor.

Accommodation

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

Address	Sq m	Sq ft
1 st Floor – Front Room	15.74 m ²	169 sq ft
1 st Floor- Middle Room	10.43 m ²	112 sq ft
1 st Floor- Rear Room 1	10.53 m ²	113 sq ft
1 st Floor- Rear Room 2	8.92 m ²	96 sq ft
2 nd Floor Room	17.45 m ²	188 sq ft
Total Floor Area	62.98 m²	678 sq ft

Terms

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

Guide Rent

£11,000 per annum exclusive of business rates.

Use

We consider the premises to be suitable for a variety of uses subject to planning consent.

Business Rates

Small business rates relief available.

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

Rateable value: £8,500
 UBR (2023/2024) 49.9 p in £

The rates payable may be subject to transitional relief and small businesses may be eligible for the Small Business Rate Relief Scheme.

EPC

An EPC has been ordered and will be available shortly.

VAT

We understand from our client has not elected to register the property for VAT.

Legal Costs

Each party to be responsible for their own legal costs.

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 THE LETTING AGENTS

TIM SHEPHERD

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