



5 QUEEN STREET & 2A PARK TERRACE COURTYARD, HORSHAM, WEST SUSSEX, RH13 5AA

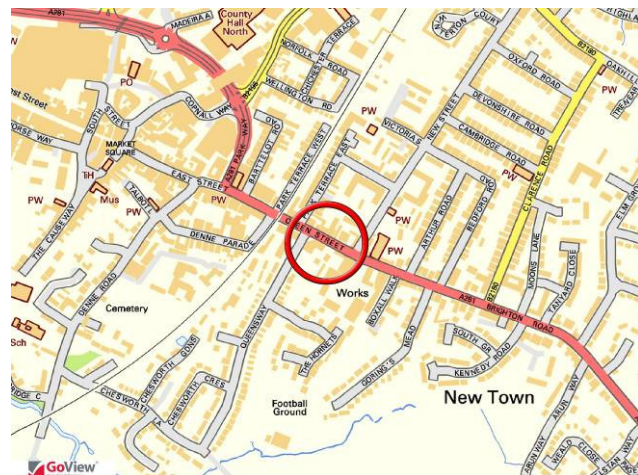
- **FREEHOLD SHOP & 2 BED MAISONETTE FOR SALE**
- **REFURBISHMENT/DEVELOPMENT OPPORTUNITY**
- **SUITABLE FOR OCCUPIERS AND DEVELOPERS**
- **SHOP NEWLY DECORATED**

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.

The premises is located in an established trading location on one of the main approach roads into the town centre. Nearby retailers include Majestic Wine Warehouse, Pets at Home and Papa Johns.



Description

The property comprises a ground floor shop with kitchen area, WC and benefiting from rear access. There is basement storage and use of one parking space. The shop interior and exterior has recently been decorated. The floor area has been measured on a Net Internal Area basis approximately as follows:

	Sq M	Sq Ft
Front sales area	16.53	178
Raised sales area	24.71	266
Kitchen	5.64	61
Total ground floor	46.88	505
Basement Storage	12.82	138

We have measured the first & second floor maisonette and please note the following approximate room dimensions:

1 st Floor	2 nd Floor		
Lounge	15'4 x 13'	Bedroom 1	15'5 x 10'8
Kitchen	9'5 x 11'7	Bedroom 2	12'5 x 9'8
Bathroom	10'1 x 9'8		
WC	Not measured		

Tenancies

The ground floor shop and basement is offered with vacant possession.

The maisonette is currently let on an Assured Shorthold Tenancy, which commenced on 31st July 2020 at £845 per calendar month (£10,140 pa). We understand in the case of a periodic tenancy the Landlord can serve 2 months notice and the tenant 1 months notice at any time.

Asset Management Opportunity

There is potential to rent the shop on a new lease. The flat is in need of a refurbishment to improve the rental income and there is potential to convert the back of the shop to a studio flat.

Price

Offers invited in the region of £325,000 for the Freehold Interest.

EPC Rating

The premises has a rating of D (91). EPC available

Rates – Small Business Rates Relief Applicable

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

Rateable value: £9,800
UBR (2024/2025) 49.9p in £

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

Legal costs

Each party to be responsible for their own costs.

VAT

VAT is not chargeable on the rent.



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 SELLING AGENTS

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