



**70 Park Street, Horsham, West Sussex, RH12 1BX**

**TOWN CENTRE OFFICE BUILDING TO LET**

**1,232 SQ FT (114.45 SQ M)**





## 70 PARK STREET, HORSHAM, WEST SUSSEX, RH12 1BX

### 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. Horsham is strategically located on the A24 with good road links to Worthing and south coast towns via the A27 and to the motorway network via the A264 junction 11 of the A23/M23. The mainline station and town centre are within walking distance. Frequent and direct train services to London Victoria via Three Bridges, Gatwick and Croydon.

### Description

The premises comprise a self contained office building having four rooms at ground floor, together with a large kitchen area and WC and three rooms at first floor, plus male and female WC's. There is rear garden area with a shed.

- Gas fired central heating
- Large Kitchen area
- WC facilities on ground & 1st floors
- UPVC double glazing
- Cat II Lighting

### Accommodation

|              | Sq Ft        | Sq M          |
|--------------|--------------|---------------|
| Ground Floor | 770          | 71.53         |
| First Floor  | 462          | 42.92         |
| <b>TOTAL</b> | <b>1,232</b> | <b>114.45</b> |

### Terms

Available to let on a new internally repairing lease for a term to be agreed. The lease to be Contracted Outside of the Landlord & Tenant Act 1954.

### Rent

£16,500 per annum exclusive of rates.

### Planning

We understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020. Interested parties should make their own planning enquiries and satisfy themselves in this regard.

### Business Rates

According to the VOA (Valuation Office Agency) the property has a current rateable value of £12,500 rising to £13,250 on 1st April 2026. Please contact the Local Authority to ascertain if any rates assistance is applicable to the business.

### VAT

VAT will not be chargeable on the terms quoted.

### EPC Rating

The unit has an EPC rating of 124 (E). A copy of the EPC is available upon request.

### Legal Costs

Each party to be responsible for their own legal costs.

### AML

In accordance with anti-money laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds.

### Viewing

Strictly by appointment with the sole agents.

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