



**53 East Street, Horsham, RH12 1HR**

**PROMINENT LOCK UP SHOP & REAR WORKSHOP**

**VIRTUAL FREEHOLD FOR SALE**

**973 SQ FT (90.39 SQ M)**



## 53 EAST STREET, HORSHAM, RH12 1HR

### Location

The property is situated in a prominent corner location at the junction with East Street and Bartelot Road. East Street is the main restaurant location of the town with occupiers such as Cote, Ask and Wagamama's. The main shopping areas of West Street, The Carfax and Swan Walk Shopping Centre are close by as is Piries Place Shopping Centre which offers a selection of restaurant, retailers and Everyman cinema and a Premier Inn, alongside a multi storey car park.

### Description

The property comprises a lock up shop including the rear storage area. The unit benefits from an attractive shop front providing a bright retailing area considered suitable for a variety of uses. The property has the following amenities:

- Modern wooden flooring
- Attractive Prominent Return Frontage
- WC facilities
- Small Office Area
- Fitted Kitchen
- Fully functional workshop area with self contained side access

### Accommodation

The ground floor premises have the following approximate floor areas:

	Sq Ft	Sq M
Ground Floor Sales	607	56.39
Rear Office	63	5.85
Rear Workshop / Storage	303	28.15
<b>TOTAL</b>	<b>973</b>	<b>90.39</b>

### Tenure

The property is held on a long leasehold interest of 999 years from 31st August 1999 with rent as a Peppercorn.

### Price

Offers in excess of £250,000 (two hundred and fifty thousand pounds) subject to contract.

### 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 them in this regard.

### Business Rates

According to the VOA (Valuation Office Agency) the property has a rateable value of £15,500 from 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

An EPC has been ordered and will be available shortly to view.

### 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 letting agents.

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