

# TO LET

**GROUND FLOOR RETAIL PREMISES  
75.25 SQ M (810 SQ FT)**

**39 Springfield Road, Horsham, RH12 2PG**



Summary

Available Size	810 sq ft
Rent	£20,000 per annum exclusive
Business Rates	To be re-assessed as currently rated as a whole through 35-39
EPC Rating	C (60)

Location

The property is situated in a central location within walking distance of the town’s main shopping facilities and mainline railway station on the west side of Springfield Road, which comprises a mix of retail and restaurant units, close to its junction with Albion Way. Adjacent retailers and restaurants include Domino’s Pizza, Burgover and Berwicks of Horsham. Road communications are excellent with the town being located on the A24 with easy access via the A264 to Crawley, Gatwick and the M23.

Description

Premises comprise a newly decorated self-contained ground floor unit, which provides split level accommodation. The premises benefit from a store, and a kitchenette and a WC to the rear.

Accommodation

The accommodation comprises the following approximate net internal floor areas:

Description	sq ft	sq m
Ground Floor	810	75.25

Planning

The premises are understood to benefit from Use Class E under the Town & Country Planning Act (Use Classes) (Amendment) (England) Regulations 2020 meaning that the premises can be used for a wide variety of uses to include Retail, Financial & Professional Services, Café and Restaurant, Office, Research & Development of Products and Processes, Clinics, Health Centres, Creches, Day Nurseries, Day Centres and Gymnasiums.

Lease

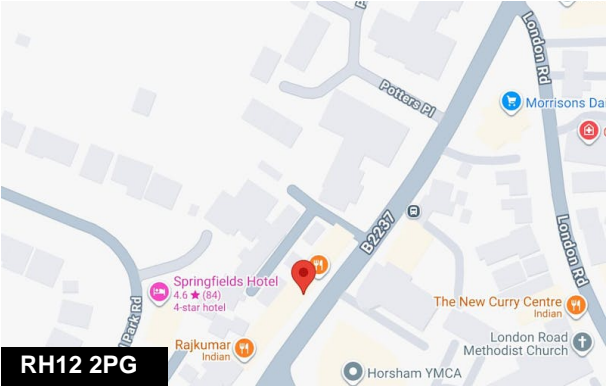
A new lease is available on terms to be agreed.

VAT

VAT is understood not to be applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



**Daniel Lascelles**  
01403 756518 | 07786 298025  
dl@crickmay.co.uk

More details @ [crickmay.co.uk](https://www.crickmay.co.uk)



**Crickmay Chartered Surveyors**  
22 London Road, Horsham, West Sussex, RH12 1AY  
T: 01403 264259 | [crickmay.co.uk](https://www.crickmay.co.uk)

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