

TO LET

PRIME GROUND FLOOR RETAIL PREMISES 35.86 SQ M (386 SQ FT)

25 West Street, Horsham, RH12 1PB



Summary

Available Size	386 sq ft
Rent	£20,000 per annum exclusive
Business Rates	The premises are currently rated as a whole with the first floor and will need re-assessing
EPC Rating	C (70)

Location

The property is situated within West Street, being the prime pedestrianised retailing area of the town, along with Swan Walk Shopping Centre. Nearby traders include Vision Express, The White Company and Caff  Nero. The entrance to Swan Walk, the Carfax and the semi-pedestrianised East Street are all situated close by.

Horsham, being one of the largest West Sussex towns, 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 from the town centre and provides direct services to London Victoria in approximately 50 minutes.

Description

Following Landlord’s works, the premises will comprise a generally open plan ground floor retail area together with a WC and kitchenette.

Accommodation

The accommodation comprises the following approximate net internal floor areas:

Description	sq ft	sq m
Ground Floor	386	35.86

Planning

The premises are understood to benefit from Use Class E under the Town and 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 and Professional Services, Caf  and Restaurant, Office, Research and Development of Products and Processes, Clinics, Health Centres, Creches, Day Nurseries, Day Centres and Gymnasiums.

Terms

A new lease is available on terms to be agreed.

VAT

VAT is not applicable on the terms quoted.

Legal Costs

Each party is to be responsible for their own legal costs incurred.



Viewing & Further Information

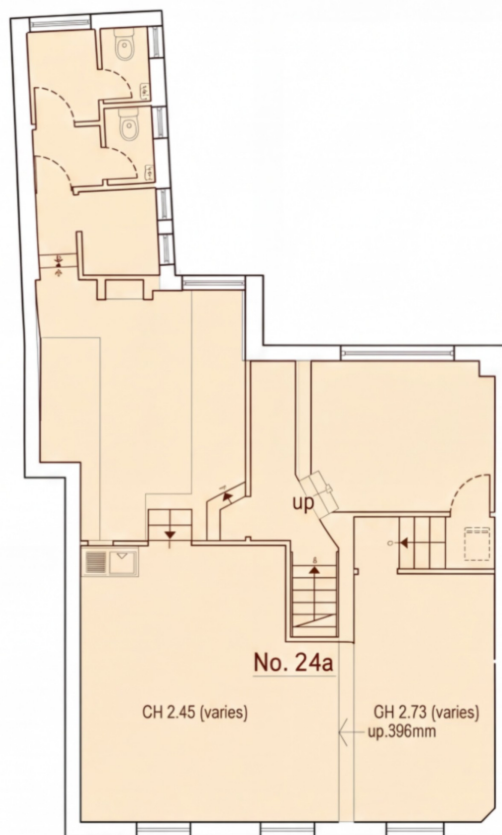


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More details @ [crickmay.co.uk](https://www.crickmay.co.uk)



Proposed Ground floor Plan 1:100



Proposed First Floor Plan 1:100

1:100 0 1 2 3 4 5 6 7 8 9 10m

amendments

bpm Architectural Services Ltd.

project
24-25 West Street
Horsham
RH12 1PB

project ref: 3259 Drawing ref: F01

drawing title
Existing and Proposed

drawn by
J Boys

date June 26 scale 1:100@ A2

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