

TO LET

**PRIME SHOPPING CENTRE UNIT
GROUND AND FIRST FLOORS
148.74 SQ M (1,601 SQ FT)**

24 Swan Walk, Horsham, RH12 1HQ



**CRICK
MAY**

Summary

Available Size	1,601 sq ft
Rent	£40,000 per annum exclusive
Business Rates	Rateable Value of £41,500 with a UBR of 43.2 p in £. Businesses may be eligible for business rates relief.
Service Charge	The current service charge for the financial year is £17,949 per annum
EPC Rating	D (83)

Location

Swan Walk Shopping Centre is located in the town centre of the affluent market town of Horsham. The scheme is anchored by Marks & Spencer, Boots, H&M and Next. Other retailers include Superdrug, Fat Face, Pandora and Deichmann.

The centre benefits from a 900 space car park with direct access into Swan Walk.

Description

Premises comprise a retail unit offering retail accommodation over ground floor with ancillary space at first floor.

Nearby occupiers include Marks and Spencer, Hobbs, Holland & Barrett and Accessorize.

Accommodation

The accommodation comprises the following approximate net internal floor areas:

Description	sq ft	sq m
Ground Floor Retail	775	72
First Floor Storage	826	76.74
Total	1,601	148.74

Lease

The premises are available by way of a new effectively full repairing and insuring lease on terms to be agreed.

VAT

VAT is applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.

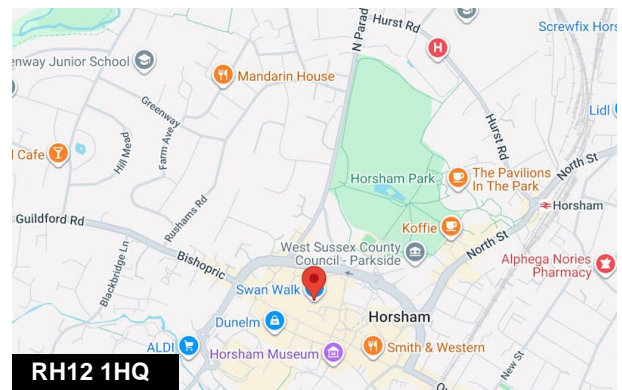
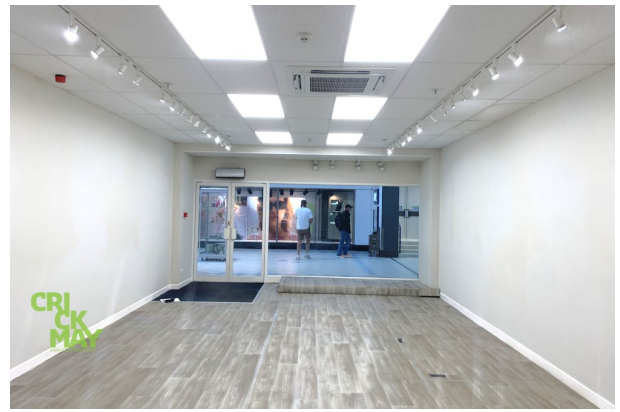
Viewings and further information

Jonathan Mack - jm@crickmay.co.uk / 01403 756510

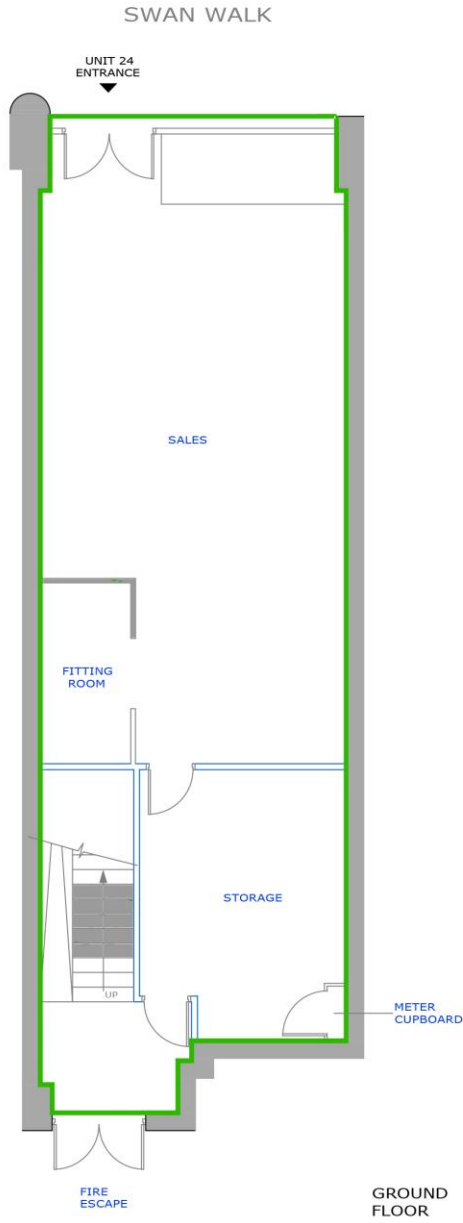
Daniel Lascelles - dl@crickmay.co.uk / 01403 756518

Or alternatively via joint agent Savills:

Michael Lockhart - michael.lockhart@savills.com / 07779 248780



PLEASE NOTE, THIS IS AN A4 PLAN, IT SHOULD NOT BE ENLARGED OR SHRUNK TO FIT. WHEN PRINTING SET THE SCALE TO 'NONE'

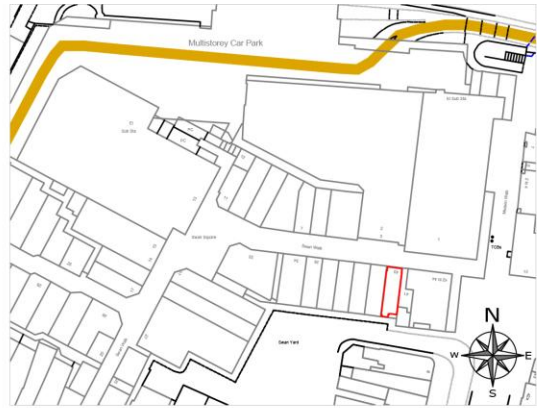


LOCATION PLAN SCALE 1:2000



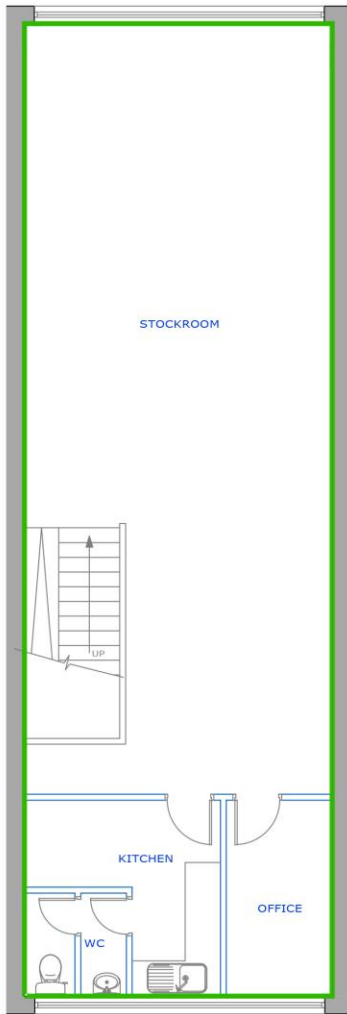
drawing address UNIT 24, SWANWALK SC HORSHAM, WEST SUSSEX RH12 1HQ	location/details GROUND FLOOR GIA	date 23/09/16	scale 1/100
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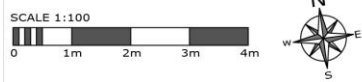


LOCATION PLAN SCALE 1:2000

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FIRST FLOOR



drawing address
 UNIT 24, SWANWALK SC
 HORSHAM, WEST SUSSEX
 RH12 1HQ

location/details
 FIRST FLOOR
 GIA

date	23/09/16	scale	1/100
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