

TO LET

**PRIME TOWN CENTRE
RETAIL PREMISES
197.88 SQ M (2,130 SQ FT)**

28 West Street, Horsham, RH12 1PB



Summary

Available Size	2,130 sq ft
Rent	£60,000 per annum exclusive
Business Rates	Rateable Value of £44,000 with a UBR of 43.2 p in £. Eligible businesses may apply for small business rates relief
EPC Rating	C (52)

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 The White Company, Mountain Warehouse, Robert Dyas, Vision Express and Mint Velvet. The entrance to Swan Walk, the Carfax and the semi-pedestrianised East Street are all situated close by. Waitrose and John Lewis with its large car park, and Aldi supermarket adjacent are also conveniently located within easy walking distance from West Street.

Description

The premises comprise ground floor retail with first floor ancillary (externally accessed), along with a small yard providing an area for unloading/parking, both of which are accessed off Blackhorse Way to the rear.

Accommodation

The accommodation comprises the following approximate net internal floor areas:

Description	sq ft	sq m
Ground Floor Sales	1,872	173.91
First Floor Ancillary (externally accessed)	258	23.97
Total	2,130	197.88

Terms

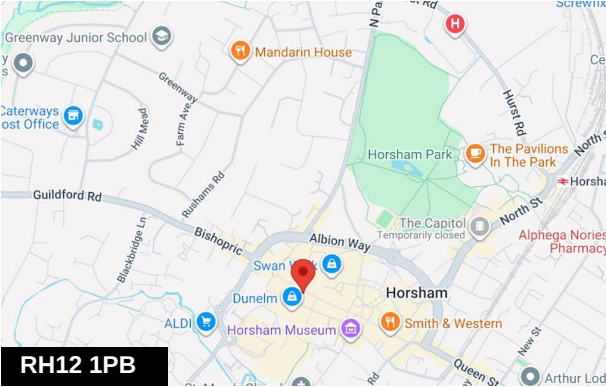
A new full repairing and insuring lease is available on terms to be agreed.

VAT

VAT may be applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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



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