



1 - 3 Stans Way, East Street

Horsham, RH12 1HU

Prime Town Centre Restaurant

1,610 sq ft
(149.57 sq m)

- New lease
- Established restaurant location
- Character building
- Furniture/Fixtures & Fittings available by separate negotiation
- Considered suitable for other uses within Class 'E'

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Summary

Available Size	1,610 sq ft
Rent	£34,000 per annum
Rates Payable	£14,256 per annum Interested parties are advised to contact Horsham District Council Tel: 01403 215100 or www.horsham.gov.uk to verify this information.
Rateable Value	£33,000
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a mid-terrace two storey fully fitted restaurant over ground floor and first floors with basement storage (remote), situated within the town's prime semi-pedestrianised restaurant area.

Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

Location

The property is situated within the prime semi-pedestrianised restaurant area of East Street, close to a wide variety of well-known restaurants and retailers including Wagamama, Cote, Giggling Squid, Ask and Pizza Express. The Carfax, West Street and Swan Walk are all within a close walking distance, as is the town's mainline railway station.

Accommodation

The accommodation comprises the following areas:

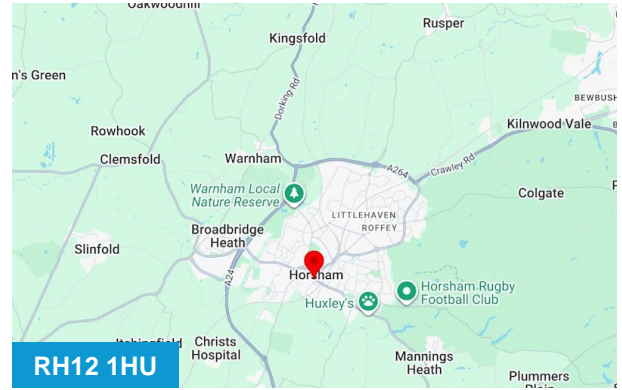
Floor/Unit	Description	sq ft	sq m
Ground	Restaurant	442	41.06
1st	Restaurant	532	49.42
1st	Open Restaurant/Landing Area	107	9.94
1st	Kitchen	170	15.79
Basement	Storage	327	30.38
Total		1,578	146.59

Terms

Available on a new full repairing and insuring lease for a term to be agreed.

Anti Money Laundering

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.



Viewing & Further Information



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