

TO LET

**SHOPPING CENTRE UNIT  
GROUND AND FIRST FLOORS  
92.26 SQ M (993 SQ FT)**

3 Swan Walk, Horsham, RH12 1HQ



Summary

Available Size	993 sq ft
Rent	£30,000 per annum exclusive.
Business Rates	Rateable Value of £14,000 with a UBR of 49.9 p in £. Small business rates relief may be applicable.
Service Charge	The current service charge for the financial year is £11,497 per annum.
EPC Rating	D (97)

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 JD Sports, Superdrug, Fat Face and Pandora.

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 Roman, Jones The Bootmakers, Superdrug and JD Sports.

Accommodation

The accommodation comprises the following approximate net internal floor areas:

Description	sq ft	sq m
Ground Floor Retail	484	44.97
First Floor Storage	509	47.29
Total	993	92.26

Lease

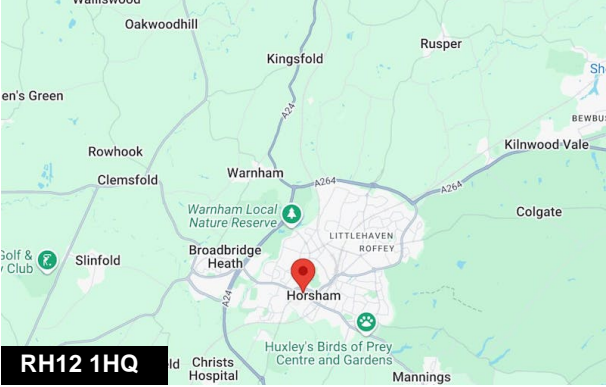
The premises are available by way of a new effectively full repairing and insuring lease on terms to be agreed.

VAT

VAT is applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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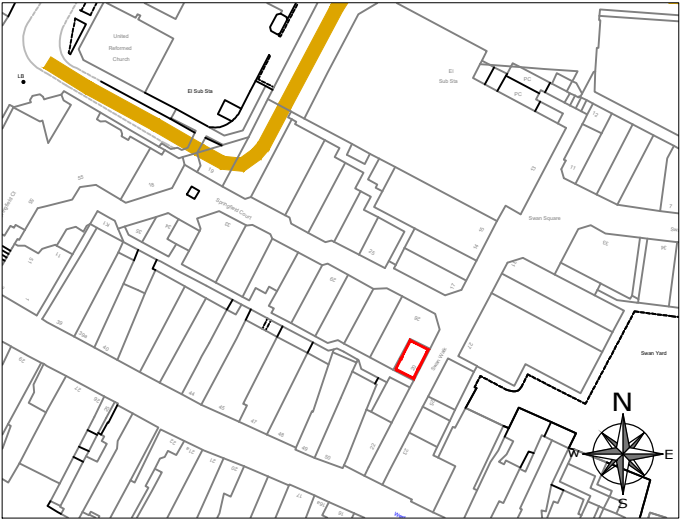
**Crickmay Chartered Surveyors**  
22 London Road, Horsham, West Sussex, RH12 1AY  
T: 01403 264259 | [crickmay.co.uk](https://www.crickmay.co.uk)

Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable.

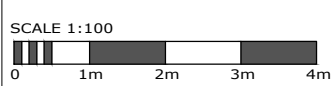
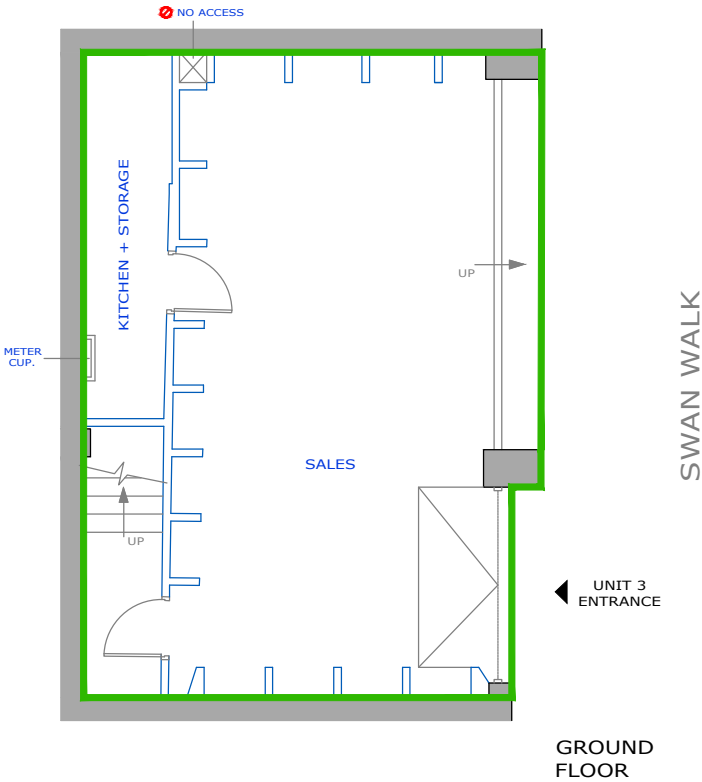


PLEASE NOTE, THIS IS AN A4 PLAN, IT SHOULD NOT BE ENLARGED OR SHRUNK TO FIT. WHEN PRINTING SET THE SCALE TO 'NONE'.

Gross Internal Area		
GIA	sq m	sq ft
	50.57	544.33
TOTAL	50.57	544.33



LOCATION PLAN    SCALE 1:2000



drawing address  
UNIT 3, SWANWALK SC  
HORSHAM, WEST SUSSEX  
RH12 1HQ

location/details  
GROUND FLOOR  
GIA

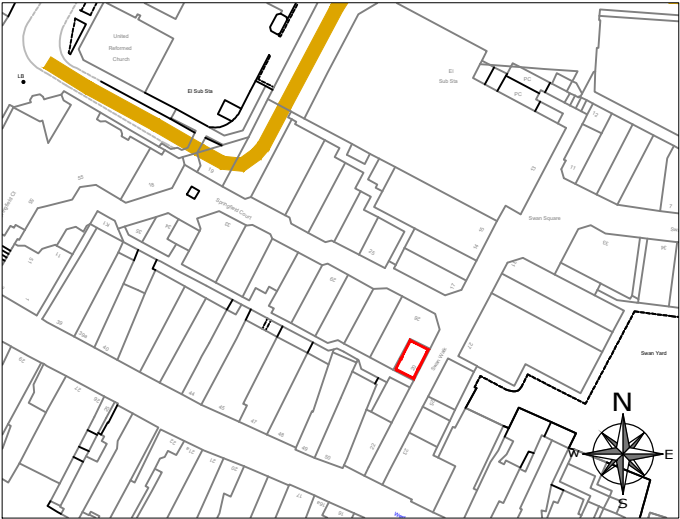
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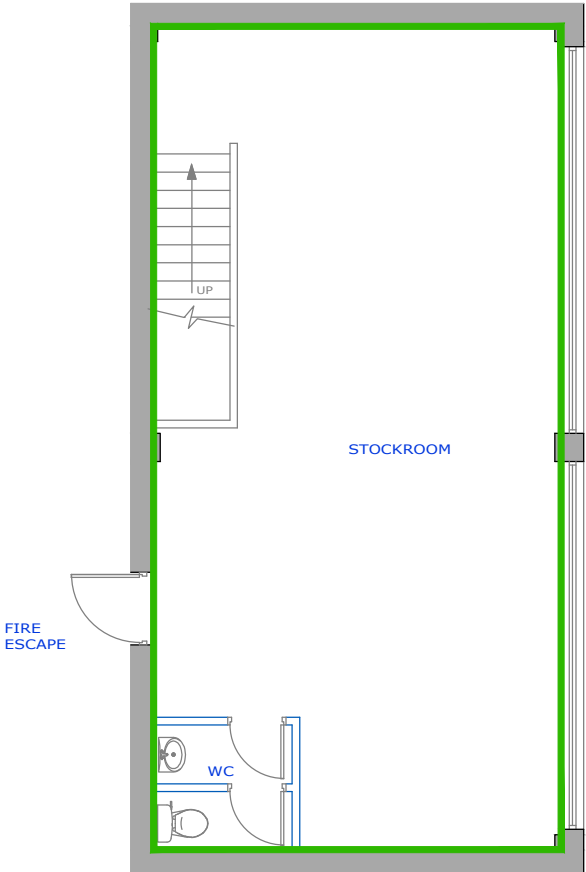


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Gross Internal Area		
GIA	sq m	sq ft
	58.69	631.73
TOTAL	58.69	631.73



LOCATION PLAN    SCALE 1:2000



FIRST FLOOR



drawing address  
UNIT 3, SWANWALK SC  
HORSHAM, WEST SUSSEX  
RH12 1HQ

location/details  
FIRST FLOOR  
GIA

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