

TO LET

**GROUND FLOOR RETAIL UNIT
ON BUSY ARTERIAL ROAD
84.73 SQ M (912 SQ FT)**

64 East Street, Horsham, RH12 1HN



Summary

Available Size	912 sq ft
Rent	£15,000 per annum exclusive
Business Rates	Rateable Value of £13,500 with a UBR of 43.2 p in £. Eligible businesses may apply for rates relief
EPC Rating	B (45)

Location

The premises are situated on the south side of East Street (A281), on a prominent road junction with Park Way. East Street, being the main restaurant location of the town with occupiers such as Cote, Ask, Wagamama to name but a few, provides a link to the main shopping areas of West Street, The Carfax and Swan Walk Shopping Centre. Piries Place is located adjacent and comprises a 50,000 sq ft mixed use development, providing a high quality leisure-led destination for the local area, complimenting the existing retail & leisure within the town centre. Nearby retailers include Majestic Wine, Pets at Home and The Kitchen Store.

Description

The premises comprise predominantly open plan ground floor accommodation, benefiting from ramped access and a small office and storage to the rear.

Specification

- Hard wired smoke detectors and emergency lighting
- Strip LED lighting
- Kitchenette
- WC
- Rear access
- 1 car parking space

Accommodation

The accommodation comprises the following approximate net internal floor areas:

Description	sq ft	sq m
Total	912	84.73

Terms

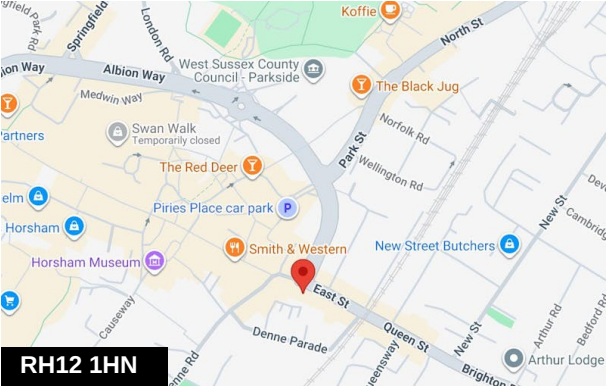
A new lease is available on terms to be agreed.

VAT

VAT is not applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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