

FOR SALE

**FREEHOLD FOR SALE
CHARACTER TOWN CENTRE PREMISES
WITH RESIDENTIAL PLANNING**

11 Market Square, Horsham, RH12 1EU



Summary

| | |
|-----------------------|--|
| Available Size | 1,085 sq ft |
| Price | Offers in the region of £350,000 |
| Business Rates | Rateable Value of £16,500 with a UBR of 43.2 p in £. Eligible businesses may apply for business rates relief |
| EPC Rating | C (57) |

Location

The property is situated within Market Square, being a conservation area in the heart of Horsham town centre to the South of the Carfax and close to the town's prime shopping areas of Swan Walk and West Street. Traders within the immediate vicinity include Rymans, Truffles Bakery, Bill's Restaurant and Doodie Stark.

Description

The premises comprise a three storey Grade II listed retail building with character features and exposed beams, providing separate accommodation across the ground, first and second floors, with a small rear courtyard.

Specification

- Superb Elizabethan Building
- Town Centre Location

Accommodation

The accommodation comprises the following approximate net internal floor areas:

| Description | sq ft | sq m |
|--------------------------------|--------------|---------------|
| Ground Floor Front Retail Area | 206 | 19.14 |
| Ground Floor Rear Retail Area | 125 | 11.61 |
| Ground Floor Rear Room | 98 | 9.10 |
| First Floor | 277 | 25.73 |
| Second Floor | 252 | 23.41 |
| Cellar | 127 | 11.80 |
| Total | 1,085 | 100.79 |

Planning

Planning has been granted for redesign and change of use from commercial to 1 no. dwellinghouse, replacement of windows and doors and making good external finishes.

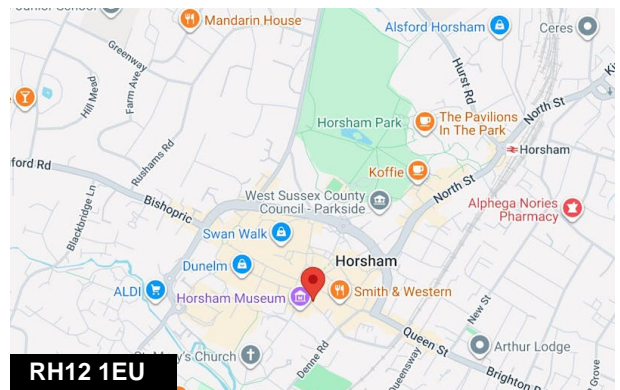
Details are available via Horsham District Council's Planning website <https://www.horsham.gov.uk/planning> - application number DC/25/2014.

VAT

VAT is not applicable on the terms quoted

Legal Costs

Each party will be responsible for their own legal costs.



Viewing & Further Information



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