

# TO LET

**PRIME SHOPPING CENTRE UNIT  
GROUND AND FIRST FLOORS  
146.61 SQ M (1,578 SQ FT)**

27 Swan Walk, Horsham, RH12 1HQ



Summary

Available Size	1,578 sq ft
Rent	£36,000 per annum exclusive
Business Rates	Rateable Value of £30,000 with a UBR of 49.9 p in £
Service Charge	The current service charge for the financial year is £18,057 per annum.
EPC Rating	E (106)

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 Marks and Spencer, Hobbs, Holland & Barrett and Accessorize.

Accommodation

The accommodation comprises the following approximate net internal floor areas:

Description	sq ft	sq m
Ground Floor Retail	753	69.96
First Floor Storage	825	76.65
Total	1,578	146.61

Lease

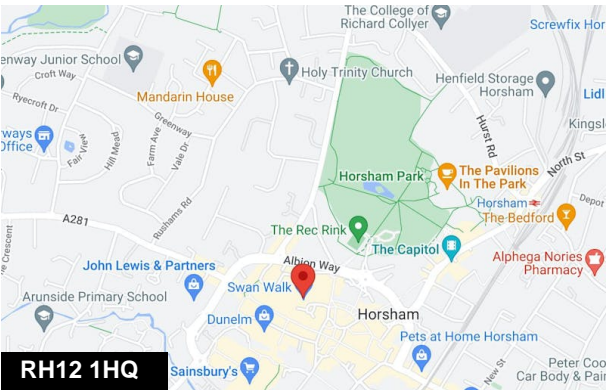
The premises are available by way of a new effectively full repairing and insuring lease on terms to be agreed.

VAT

VAT is applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



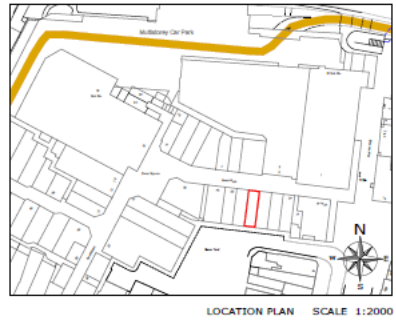
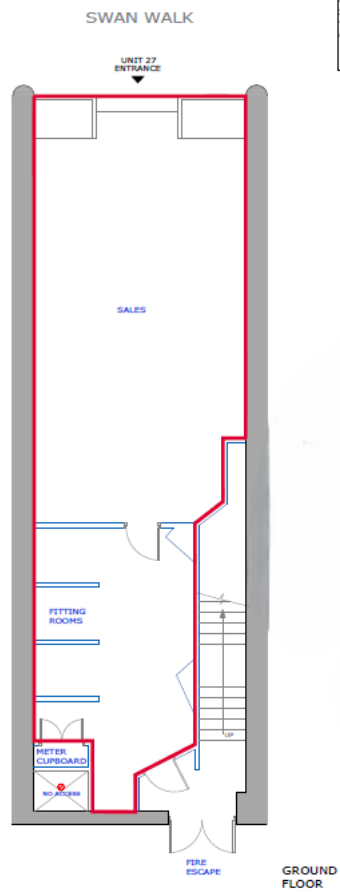
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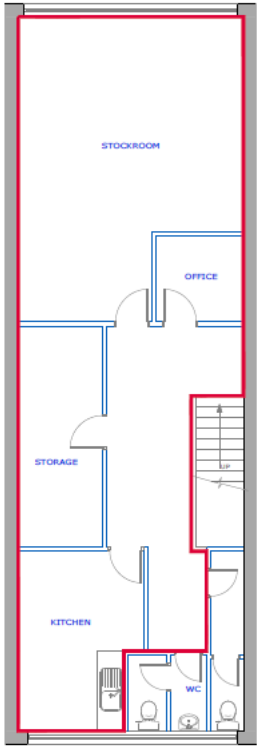
PLEASE NOTE: THIS IS AN A3 PLAN. IT SHOULD NOT BE ENLARGED OR SHRUNK TO FIT. WHEN PRINTING SET THE SCALE TO "NONE".



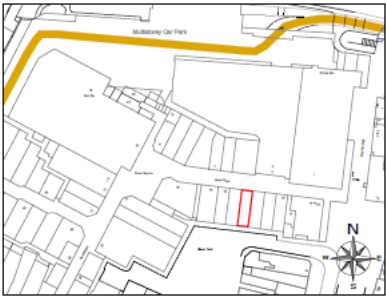
<p>SCALE 1:100</p>		<p>drawing address UNIT 27, SWANWALK SC HORSHAM, WEST SUSSEX RH12 1HQ</p>	<p>location/details GROUND FLOOR N/A</p>	<p>date 23/09/16</p>	<p>scale 1/500</p>	
				<p>dwg. no. PP3909-106</p>	<p>sheet A4</p>	

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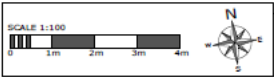
PLEASE NOTE: THIS IS AN A4 PLAN, IT SHOULD NOT BE ENLARGED OR REDUCED TO FIT. WHEN PRINTING SET THE SCALE TO "NONE"



FIRST FLOOR



LOCATION PLAN SCALE 1:2000



drawing address	location/details	date	scale
UNIT 27, SWANWALK SC, HORSHAM, WEST SUSSEX RH12 1HQ	FIRST FLOOR N/A	23/09/16	1/100
		dwg. no.	sheet
		PP3909-107	A4



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