

TO LET

**SHOPPING CENTRE UNIT
GROUND AND FIRST FLOORS
160.81 SQ M (1,731 SQ FT)**

6 Swan Walk, Horsham, RH12 1HQ



Summary

Available Size	1,731 sq ft
Rent	£50,000 per annum exclusive
Business Rates	Rateable Value of £45,750 with a UBR of 43.2 p in £. Please note that Retail & Hospitality businesses may be eligible for Retail & Hospitality relief, which would result in a lower UBR being adopted.
Service Charge	The current service charge for the financial year is £19,425 per annum
EPC Rating	D (84)

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 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 TG Jones, Superdrug and Roman.

Accommodation

The accommodation comprises the following approximate net internal floor areas:

Description	sq ft	sq m
Ground Floor Retail	986	91.60
First Floor Storage	745	69.21
Total	1,731	160.81

Lease

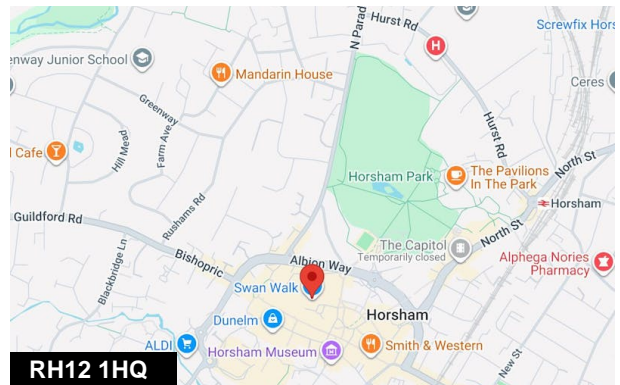
The premises are available by way of a new effectively full repairing and insuring lease on terms to be agreed.

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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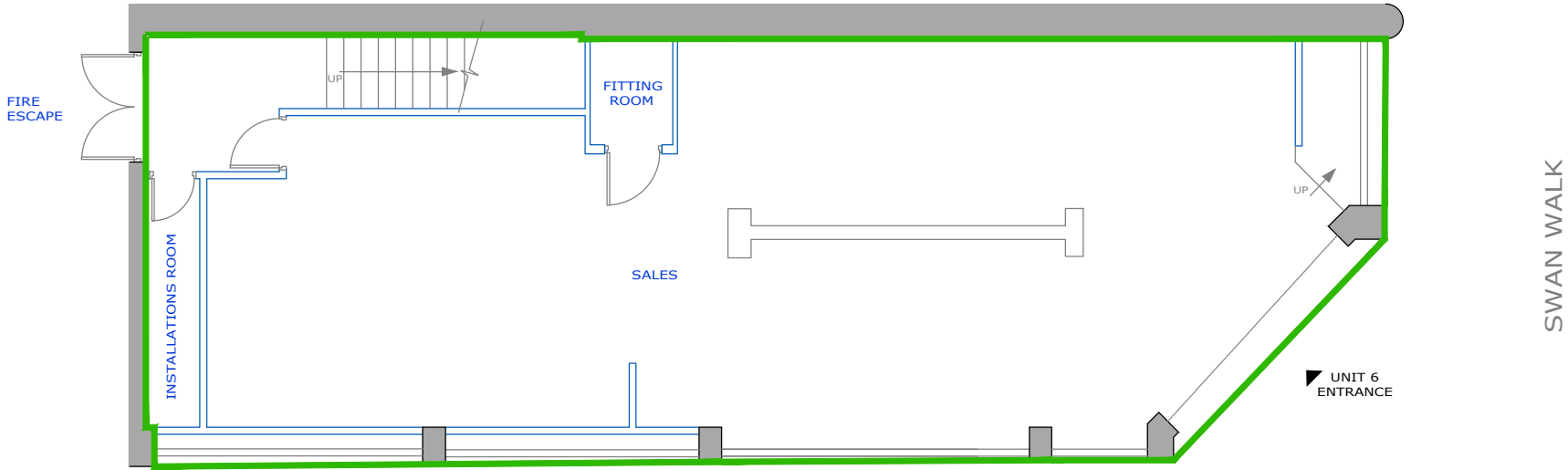
More details @ crickmay.co.uk

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
	105.50	1135.59
TOTAL	105.50	1135.59

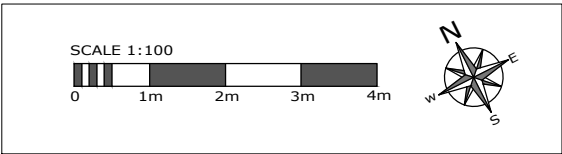


LOCATION PLAN SCALE 1:2000



GROUND FLOOR

SWAN WALK



drawing address UNIT 6, SWANWALK SC HORSHAM, WEST SUSSEX RH12 1HQ	location/details GROUND FLOOR GIA	date 23/09/16	scale 1/100
		dwg. no. PP3909-24	sheet A4

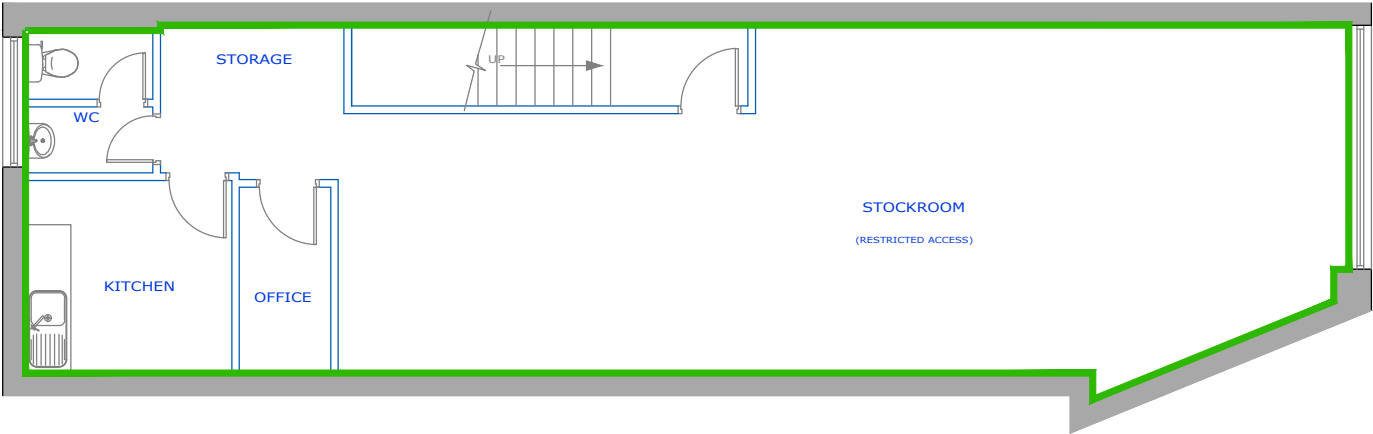


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Gross Internal Area		
GIA	sq m	sq ft
	79.13	851.75
TOTAL	79.13	851.75

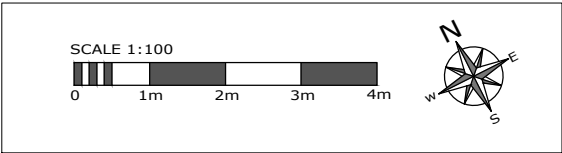


LOCATION PLAN SCALE 1:2000



FIRST FLOOR

NOTE: Please note that this plan is not totally accurate.



drawing address UNIT 6, SWANWALK SC HORSHAM, WEST SUSSEX RH12 1HQ	location/details FIRST FLOOR GIA	date 23/09/16	scale 1/100
		dwg. no. PP3909-25	sheet A4



