

TO LET

**CRICK
MAY**
CHARTERED SURVEYORS

**PROMINENT TWO-STOREY COMMERCIAL PREMISES
WITHIN VILLAGE LOCATION
62.89 SQ M (677 SQ FT)**

Lion House, The Street, Cowfold, West Sussex, RH13 8BW



Summary

Available Size	677 sq ft
Rent	£15,000 per annum exclusive
Business Rates	Current Rateable value of £5,100. From April 2026 this will become £9,500.
EPC Rating	Upon enquiry

Location

The premises are situated within the centre of Cowfold on the intersection of the A281 and A272, adjacent to Co-Op. Horsham is located some 7 miles to the north, with Brighton 15 miles to the south, and Haywards Heath approximately 8 miles to the east.

Both the A24 and A23 are easily accessible providing access to the motorway network, M23/M25 and Gatwick Airport.

Description

The premises comprise a prominent commercial unit within the village. It is configured to provide a main retail/office area, with kitchenette and WC facilities over ground floor, and a newly built first floor providing open plan space.

The premises are considered suitable for a wide variety of uses.

Specification

- Excellent natural light
- Security alarm
- Air conditioning system - heating and cooling
- Velux windows
- LED lighting
- Kitchenette and WC

Accommodation

The accommodation comprises the following approximate net internal floor areas:

Description	sq ft	sq m
Ground Floor	362	33.63
First Floor	315	29.26
Total	677	62.89

Terms

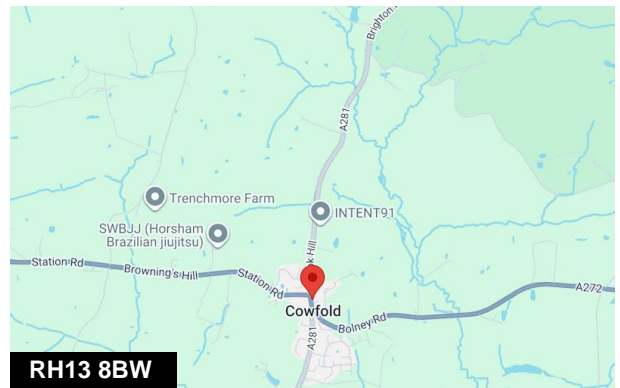
The premises are available by way of a new full repairing and insuring lease available on terms to be agreed.

VAT

VAT is understood not to be applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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