

FOR SALE



MIXED RETAIL/RESIDENTIAL INVESTMENT/DEVELOPMENT OPPORTUNITY

31 Crawley Road, Horsham, RH12 4DS



Summary

Available Size	0.17 Acres
Price	£500,000
Business Rates	Commercial element: Rateable Value of £4,550 with a UBR of 43.2 p in £. Residential element falls under Council Tax Band D.
EPC Rating	Property graded as B-E

Location

The property is situated in the Roffey neighbourhood area, to the north-east of the town centre approximately 1 mile distant, and the mainline railway station is approximately ¾ of a mile. Crawley Road is residential in nature, with a parade of shops serving the local community.

Description

The property comprises a detached two storey building set on a generous plot of approximately 0.17 acres. The accommodation is arranged principally as a three bedroom residential dwelling, together with a self contained ground floor retail unit currently let to Lorenzo’s Barbers. Further details upon request.

Externally, the property benefits from forecourt parking for at least two vehicles to the front (with provision for the forecourt area to be extended) along with a substantial rear garden, where to the far end there is a separate detached storage building which is accessed on foot, or by car via a passageway to the side of the plot.

Accommodation

The accommodation comprises the following approximate areas:

Description	sq ft	sq m
Ground Floor Residential	470	43.66
First Floor Residential	477	44.31
Commercial Retail	183	17
Commercial Ancillary	53	4.92
Detached Garage	367	34.10

Terms

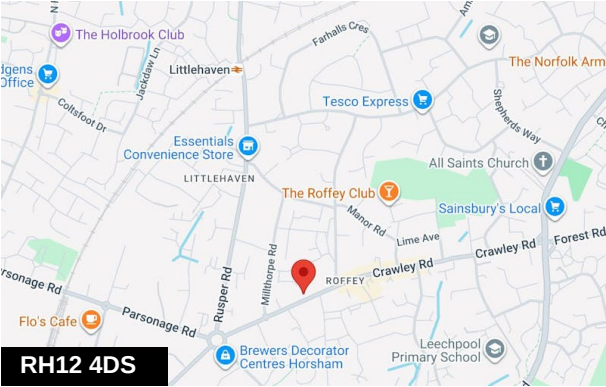
The property is available by way of a sale of the freehold interest, subject to the existing tenancy. Further details are available upon request.

VAT

VAT may 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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