



4 Lintot Square

Fairbank Road, Horsham, RH13 9LA

**Former hairdressing salon
(‘E’ Class) ground floor retail
premises within popular
village square**

848 sq ft
(78.78 sq m)

- Within popular village square
- Central visitors car park
- New lease on flexible terms
- No premium
- Considered suitable for a variety of uses

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Summary

Available Size	848 sq ft
Rent	£26,500 per annum
Rates Payable	£7,485 per annum Small business rate relief could be available for qualifying businesses. For further information we recommend interested parties contact Horsham District Council Rates Department on 01403 215100 or www.horsham.gov.uk to verify this information.
Rateable Value	£15,000
Service Charge	A service charge is applicable towards the upkeep and maintenance of the building and common parts of Lintot Square. Details on application
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (44)

Description

The premises comprise a self-contained, ground floor retail unit centrally and prominently located within Lintot Square. Previously occupied as a hairdressing salon, the premises are considered suitable for a variety of uses within Class 'E' or potentially other uses subject to all necessary consents.

Location

The property is situated in a prominent position within a parade of several retail units in the centre of Southwater. Nearby occupiers include the Co-operative supermarket, Boots, Cubitt & West Estate Agents and The Lintot public house.

Lintot square was developed in 2006 as part of the village centre renewal project and comprises a good range of local and national retailers, along with residential and office units. A large central car park is provided for short term visitor car parking.

Southwater is a large and expanding village in the Horsham District of West Sussex with a resident population of approximately 11,000.

Specification

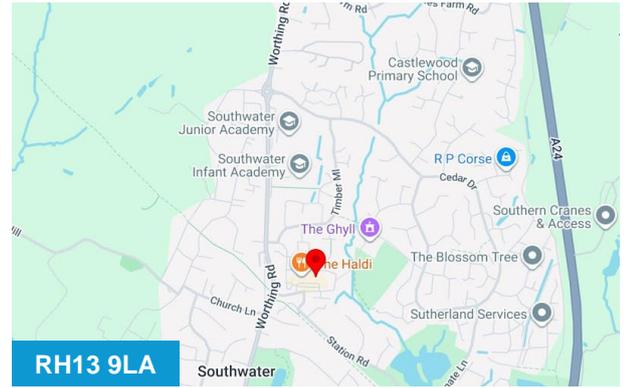
- Tiled flooring
- Disabled WC
- Suspended ceiling & spot lighting
- 1 designated car parking space

Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

Anti Money Laundering

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.



Viewing & Further Information



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