

TO LET

**FORMER RESIDENTIAL CARE HOME
CONSIDERED SUITABLE FOR
A WIDE VARIETY OF USES (STPC)**

Park House Lodge, North Street, Horsham, RH12 1RJ



Summary

Available Size	4,415 sq ft
Rent	£55,000 per annum exclusive
Business Rates	Not currently rated - to be assessed
EPC Rating	D (80)

Location

Horsham is conveniently located on the A24 and provides easy access to Gatwick Airport, the South-East motorway network and the town’s mainline railway station connects to London Victoria in approximately 50 minutes.

The property is situated just off North Street, overlooking Horsham park. Both the main town centre and the railway station are within 5 minutes' walk.

Description

The premises are currently configured to provide a residential care home facility with 4 ensuite bedrooms, a staff room, 2 bathrooms, boiler room, kitchen and canteen area on the ground floor, together with 6 ensuite bedrooms and a store to the first floor. There is a passenger lift along with external parking and rear garden area.

Accommodation

The accommodation comprises the following approximate gross internal floor areas:

Description	sq ft	sq m
Ground Floor	2,516	233.74
First Floor	1,899	176.42

Planning

The current planning consent is for a residential care home ‘only for adults with physical and learning difficulties’. However, it is envisaged that the premises would be suitable for a wide variety of uses, subject to planning consent.

Terms

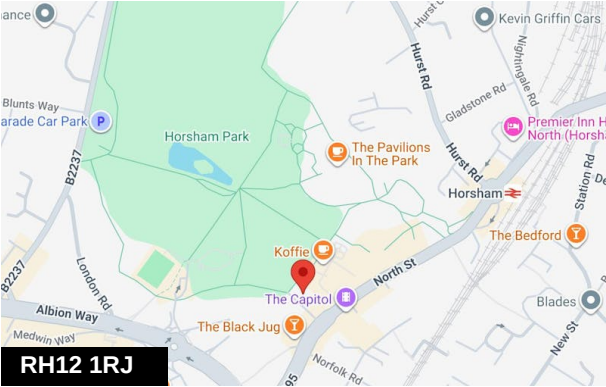
A new lease is available on terms to be agreed.

VAT

It is understood that the property has been elected for VAT and as such, VAT will be payable upon the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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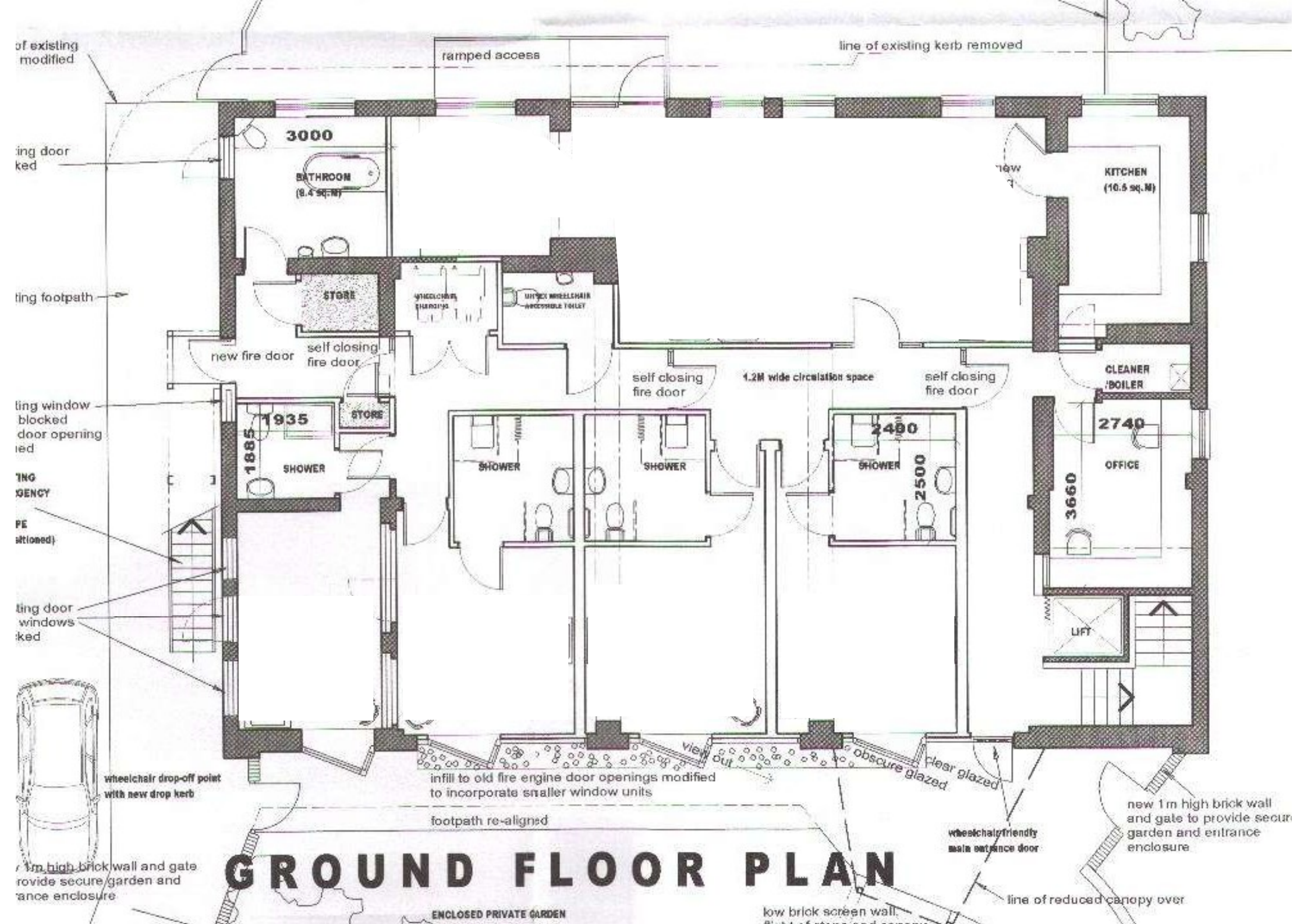


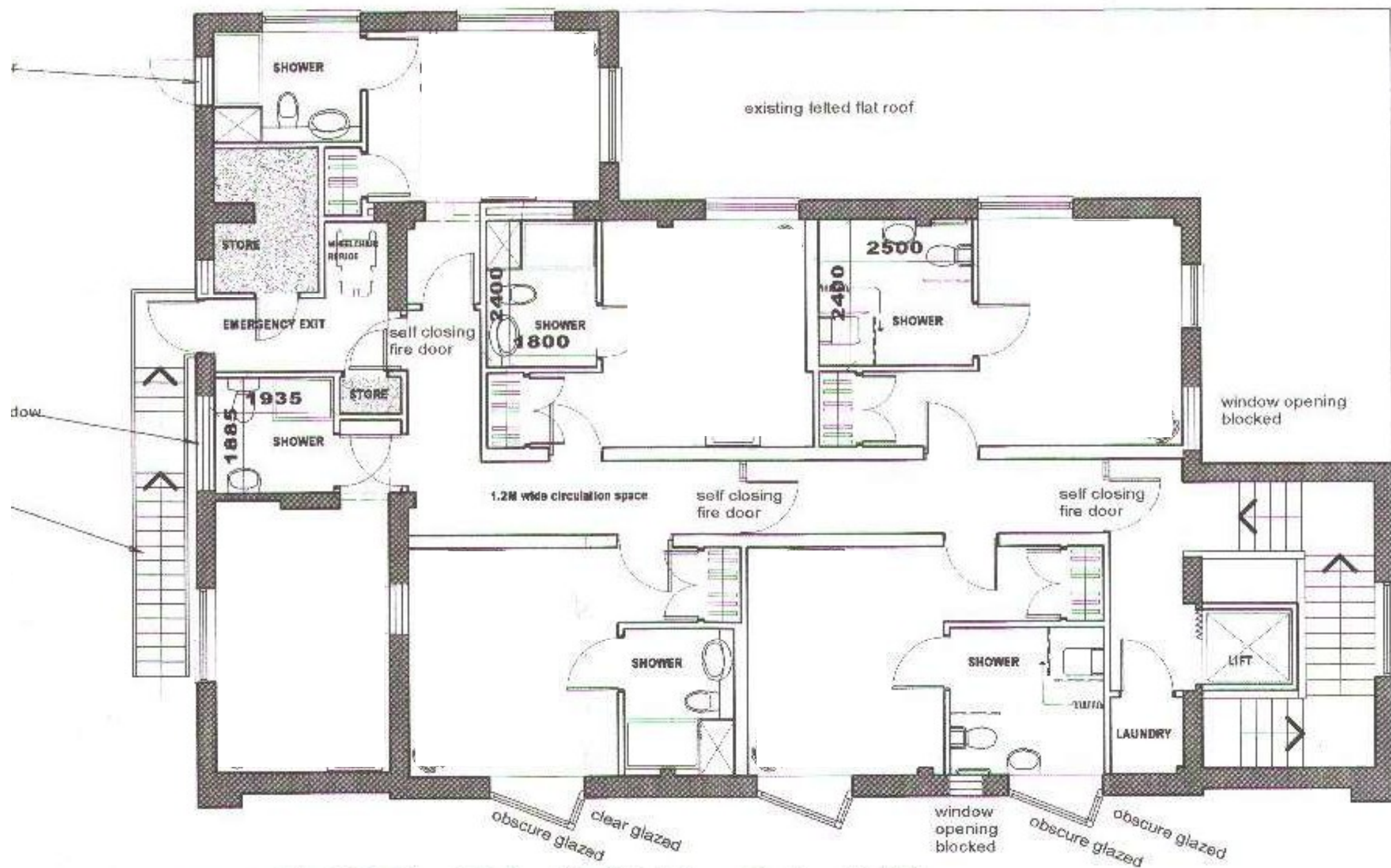
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Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable.









FIRST FLOOR PLAN