

**TO LET**

**TOWN CENTRE RETAIL PREMISES  
48.50 SQ M (522 SQ FT)  
WITH BASEMENT STORAGE AVAILABLE**

Richmond House, Carfax, Horsham, RH12 1AQ



Summary

Available Size	522 sq ft
Rent	£30,000 per annum exclusive
Business Rates	Rateable Value of £32,500 with a UBR of 49.9 p in £
Service Charge	A service charge shall be payable towards the upkeep and maintenance of the common parts of the estate. Further details are available upon request.
EPC Rating	C (58)

Location

The premises are located in a prominent position in the Carfax, forming part of the central pedestrianised hub of the town centre. A number of multiple traders, main banks and building societies are located close by including Boots Chemist; NatWest, Halifax, Coole Bevis Solicitors, Gail's Bakery, Fat Face and Cook Delicatessen. The premises are immediately adjacent to the entrance to Swan Walk Shopping Centre with West Street and the recently refurbished Piries Place also located close by.

Horsham's mainline railway station is within easy walking distance and there are a number of car parks available including the multi-storey within Swan Walk opposite.

Description

The premises comprises a highly visible ground floor retail unit within an attractive period building, occupying a corner plot position. The unit is well presented and suitable for immediate occupation. Basement accommodation (suitable for storage) can be made available by separate negotiation.

The unit adjacent is also available to let and can be taken as a whole, providing a further 983 sq ft. Further details available on application.

Accommodation

The premises have the following approximate net internal floor areas:

Description	sq ft	sq m
Retail Sales Area	522	48.50
Basement Storage (available by separate negotiation)	562	52.21

Lease

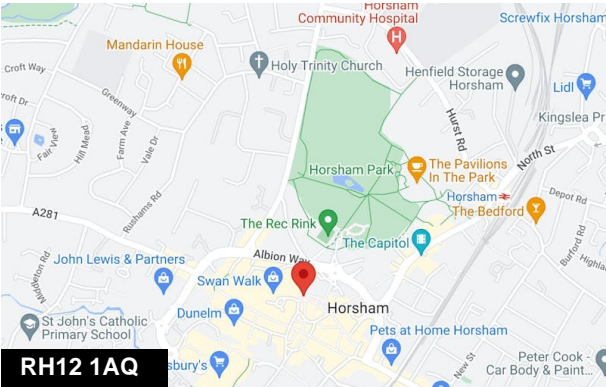
A new effectively full repairing and insuring lease is available on terms to be agreed.

VAT

VAT is not applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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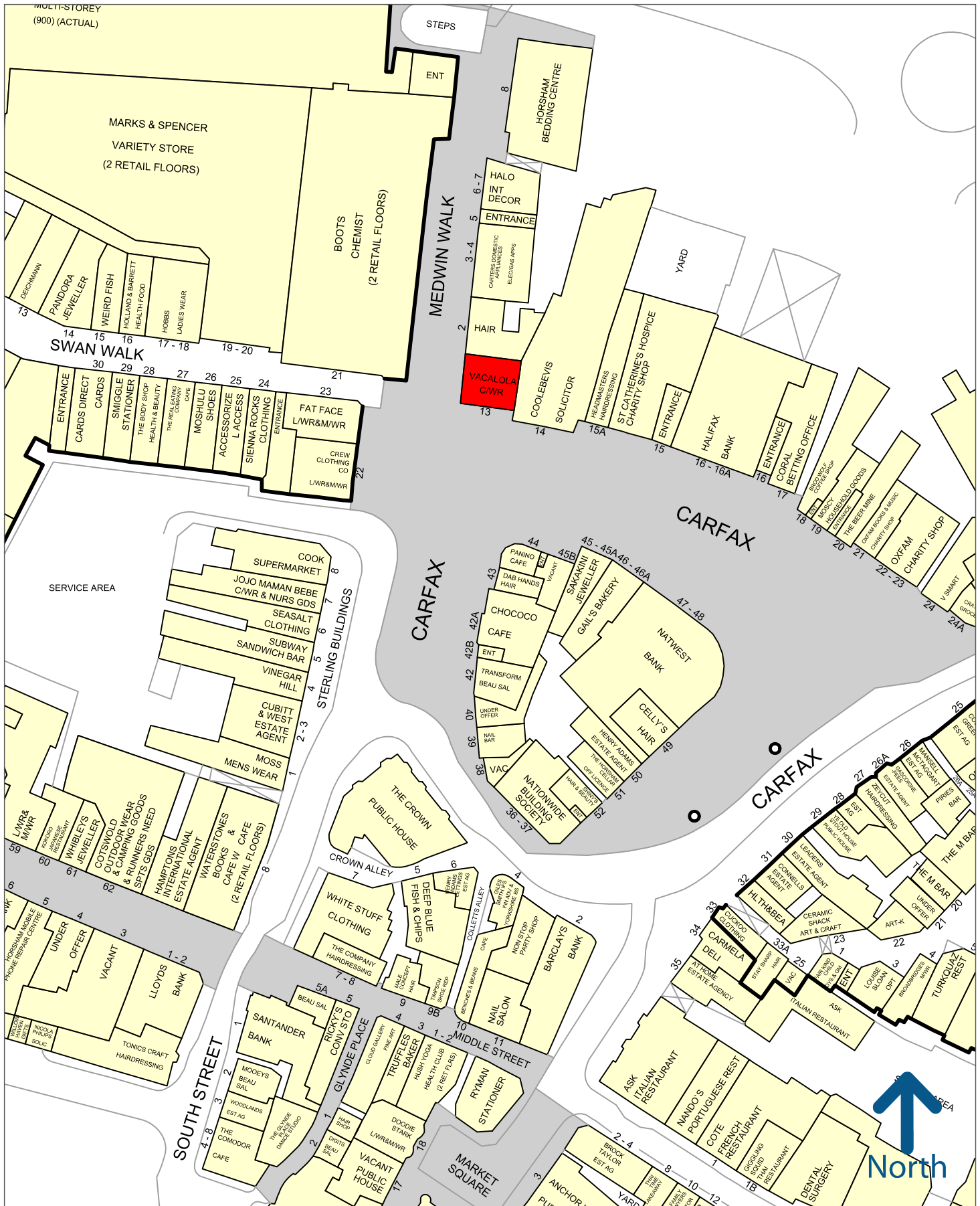


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50 metres

Experian Goad Plan Created: 21/02/2024

Created By: Crickmay

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