

TO LET

**TOWN CENTRE PREMISES
317.45 SQ M (3,417 SQ FT)**

60-62 East Street, Horsham, RH12 1HN



Summary

Available Size	3,417 sq ft
Rent	£35,000 per annum exclusive
Business Rates	Rateable Value - £24,750 with a UBR of 49.9 p in £
EPC Rating	B (37)

Location

The premises are situated on the south side of East Street (A281), on a prominent road junction with Park Way. East Street, being the main restaurant location of the town with occupiers such as Cote, Ask, Wagamama to name but a few, provides a link to the main shopping areas of West Street, The Carfax and Swan Walk Shopping Centre. Piries Place is located adjacent and comprises a 50,000 sq ft mixed use development, providing a high quality leisure-led destination for the local area, complimenting the existing retail & leisure within the town centre. Nearby retailers include Majestic Wine, Pets at Home and The Kitchen Store.

Description

The premises comprise a two-storey building providing retail accommodation over both floors.

Accommodation

The accommodation comprises the following approximate net internal floor areas:

Description	sq ft	sq m
Ground Floor	2,485	230.86
First Floor	932	86.59
Total	3,417	317.45

Lease

A new 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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