

18 WEST STREET, HORSHAM, WEST
SUSSEX, RH12 1PB

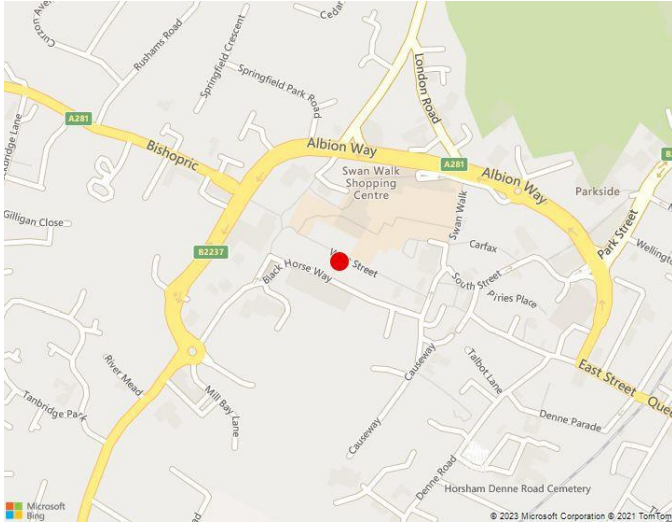
SIP **SIBLEY PARES**

CHARTERED SURVEYORS & ESTATE AGENTS



- Prime retail unit within affluent commuter town
- £60,000 per annum
- Opposite entrance to Swan Walk Shopping Centre
- Suitable for alternative uses subject to gaining necessary consents

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EPC

D (77)

Rateable Value

RV £44,000 @ 49.9p in the £

Rates payable £21,956 for the year 2023/24

Rent

£60,000 per annum

Terms

To take a new lease by negotiation.

Legal Costs

Each side to bear its own legal and professional costs

VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

Viewing



Matthew Sadler

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Location

Horsham, being one of the largest West Sussex towns, is located on the A24 close to its junction with the A264 which provides a direct link to the South East motorway network. Horsham's mainline railway station is a short walk from the town centre and provides direct services to London Victoria in approximately 50 minutes.

West Street is the prime pedestrianised retailing area of the town, along with Swan Walk Shopping Centre. Nearby traders include Pret a Manger; Robert Dyas; Vision Express; Mint Velvet and O2. The entrance to Swan Walk, the Carfax and the semi-pedestrianised East Street are all situated close by.

Description

To Let - Prime Retail Unit in Affluent Commuter Town

Accommodation

The property comprises a ground floor open plan retail unit with a rear storage area, and first and second floor storage space, with WC's on the 2nd floor.

Area	Sq Ft	Sq m
Retail Area	2,399	222.87
First Floor NIA	357	33.17
Second Floor NIA	280	260.04
Total NIA	3,036	282.05

NOTE: Rental, prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.

The Sibley Pares logo features a stylized 'SP' monogram in white on a dark blue background. To the right of the monogram, the words 'SIBLEY PARES' are written in a bold, white, sans-serif font. Below the logo, a pink horizontal bar contains the text 'CHARTERED SURVEYORS & ESTATE AGENTS' in white, uppercase letters. At the bottom, a dark blue background displays the phone number '01622 673086' in large white digits, with the website 'sibleypares.co.uk' in a smaller white font below it.