

Prime Shop to Let

Horley 3 & 4 Premier Parade



LOCATION

The subject property is situated in a prime position on the pedestrianised Premier Parade, benefiting from a return frontage onto Albert Road. National retailers located nearby include **M+Co, Boots Opticians, Barclays, Lloyds** and **Lidl**.

An extract from the street plan is attached upon which the property has been highlighted.

ACCOMMODATION

The property is arranged over ground floor only comprising the following approximate net internal floor areas and dimensions:-

Ground Floor Sales	1,375 sq ft	127.74 sq m
Ground Floor Ancillary	181 sq ft	16.84 sq m

LEASE

The property is available by way of a new full repairing and insuring lease for a term to be agreed, subject to five yearly upward only rent reviews at a commencing rent of **£32,500 per annum exclusive**.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

RATES

We have been verbally advised that the property is assessed as follows:-

Rateable Value	£28,500
UBR (2019/2020)	0.491
Rates Payable	£13,993

EPC

An EPC has been commissioned and a copy can be provided upon request.

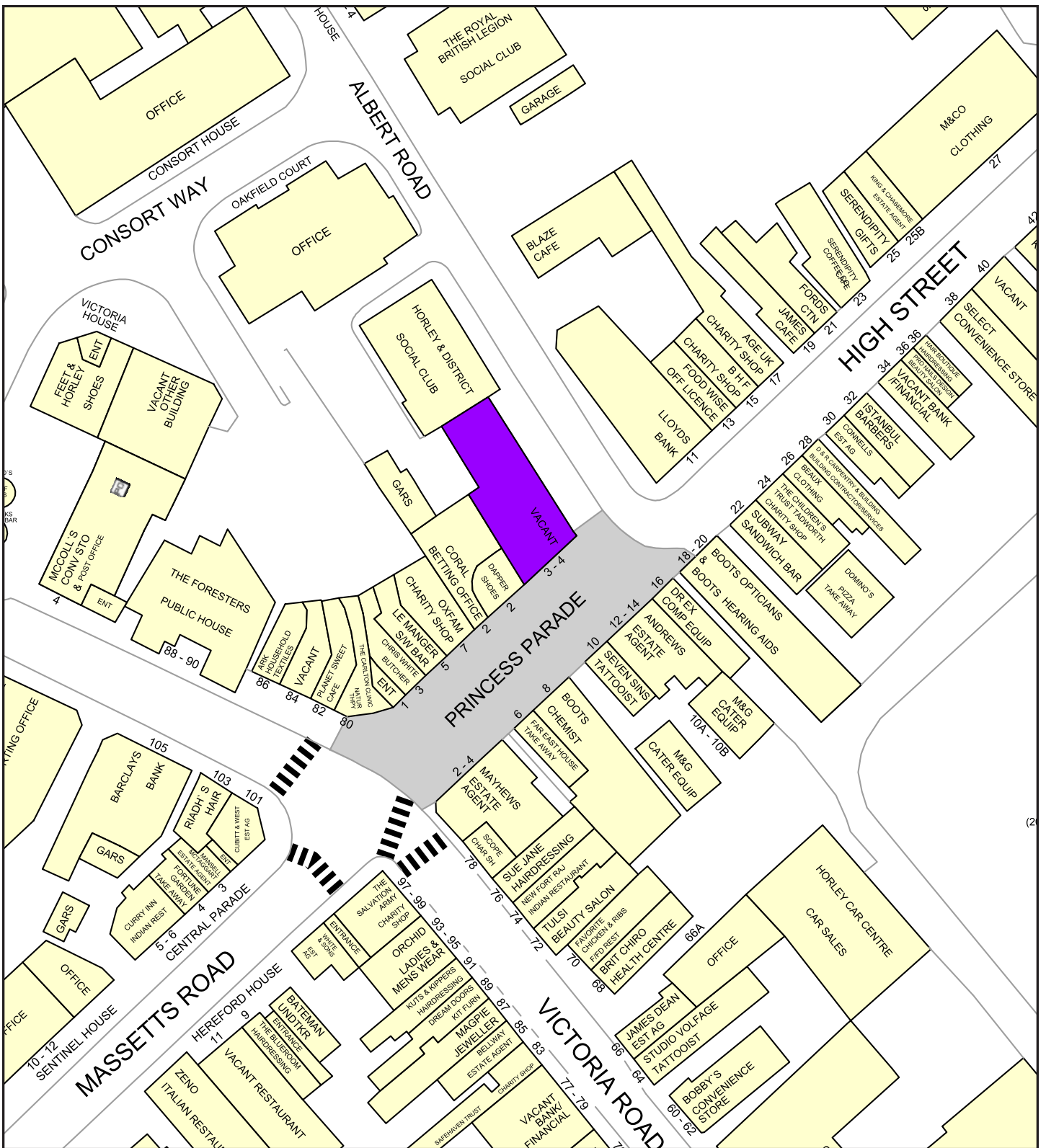
VIEWING

All viewings are strictly by prior appointment. For further information or arrangements to inspect please contact:

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Subject to contract



Prime Retail.

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