

To let

19 West Street, Horsham, RH12 1PB



Location

The premises are located in the market town of Horsham in West Sussex. Horsham is approximately 31 miles to the south of London and 18.5 miles north-west of Brighton. Horsham station is located approximately 0.6 miles to the north east of the subject property, which provides a service to London taking c50 minutes. The area comprises predominately national occupiers, including Pret a Manger, Next, Joules, Vision Express and Jigsaw.

Accommodation

The property comprises ground, first and second floors providing the following approximate net internal floor areas:

Ground floor:	181.25 sq m	1,951 sq ft
First floor:	190.73 sq m	2,053 sq ft
Second Floor:	25.92 sq m	279 sq ft
Total:	397.90 sq m	4,283 sq ft

Lease

The premises are available on an assignment of the existing lease, expiring on 24/03/2020 at passing rent of £75,000 pax.

Business Rates

We understand that the property is assessed as follows:

Rateable Value: £59,500

UBR (2018/19): £0.493

Rates Payable: £28,560

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal costs

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

EPC

The Energy Performance Asset Rating is E. A certificate can be made available upon request.

VAT

VAT, if applicable will be charged at the standard rate.

For further information please contact:

Max Collett

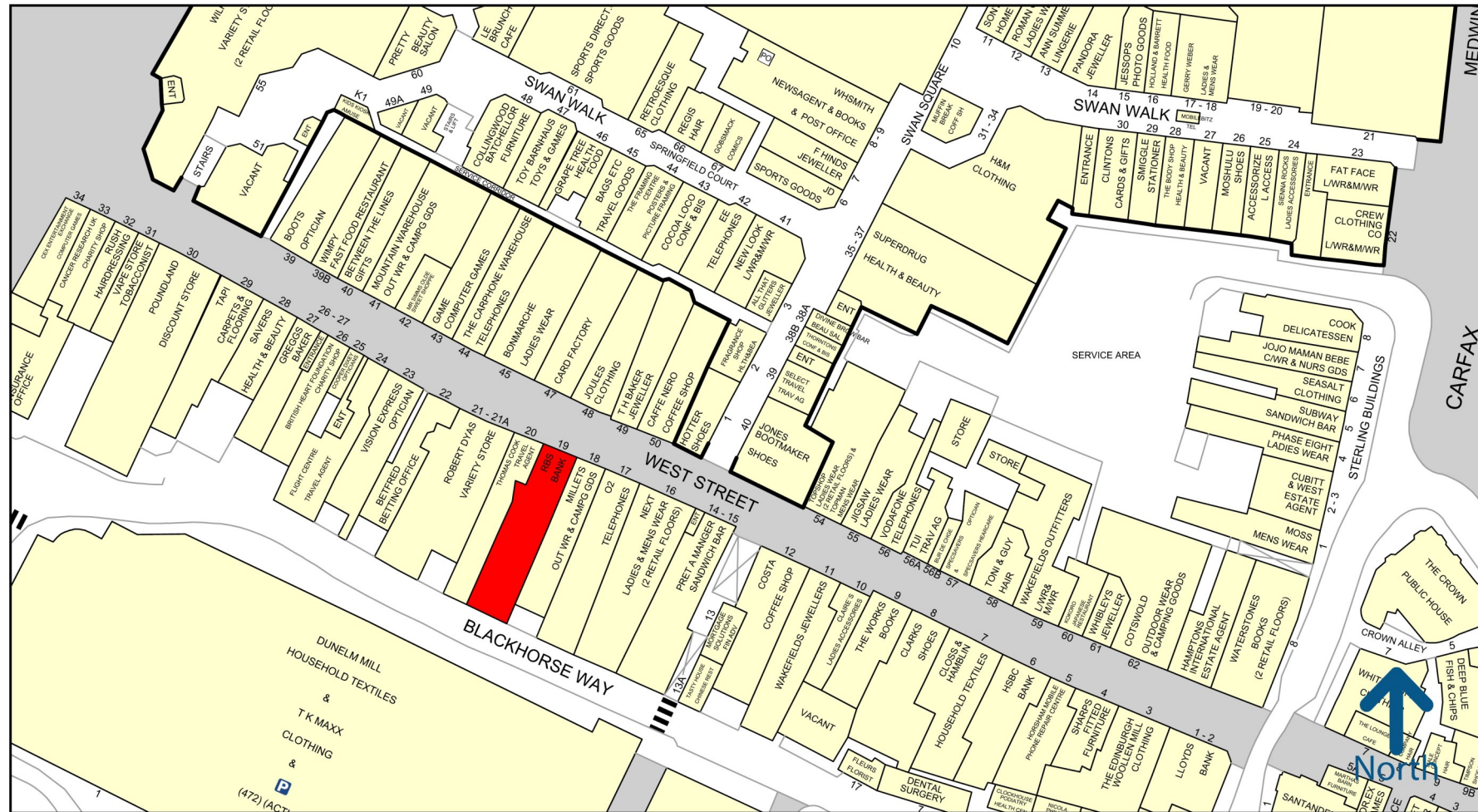
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