

**Cradick**  
RETAIL

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# HORSHAM

137-139 Crawley Road RH12 4HH



Prominent Retail Showroom – To Let  
14 Parking Spaces

## LOCATION

Horsham is a market town in West Sussex, 8 miles west of Crawley and 18 miles north of Brighton, with a population of c.55,000.

The property is on the north side of Crawley Road in a busy residential suburb on the outskirts of Horsham, opposite The Star Inn and the Fitzalan Road parade of shops where occupiers include **Co-op**, **Post Office**, **Vantage Pharmacy** and **William Hill**.

There is ample street parking on Crawley Road and Fitzalan Road and a further 60 free spaces in the Godwin Way car park behind Fitzalan Road.

## ACCOMMODATION

The premises are arranged over ground floor only, comprising the following approximate measurement and internal floor area:

Frontage:	17.60 m	57 ft 9 ins
Ground Floor	416.95 sq m	4,488 sq ft

The unit benefits from rear servicing and customer parking for 14 cars.

## TERMS

The property is available by way of a new fri sub lease outside the Landlord & Tenant Act 1954, for a term expiring 22nd November 2029. Rental offers are invited in the region of **£40,000 pa** subject to an RPI rent review on 25th November 2024 – further details on request.

## USE

Please note that the sublease will contain a prohibition against the sale of food and alcohol for consumption off the premises.

## RATING ASSESSMENT

To be reassessed.

## ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band B. A copy of the EPC is available on request.

## LEGAL FEES

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

## CONTACT

For further information, plans or to arrange an inspection of the property please contact sole agents:-

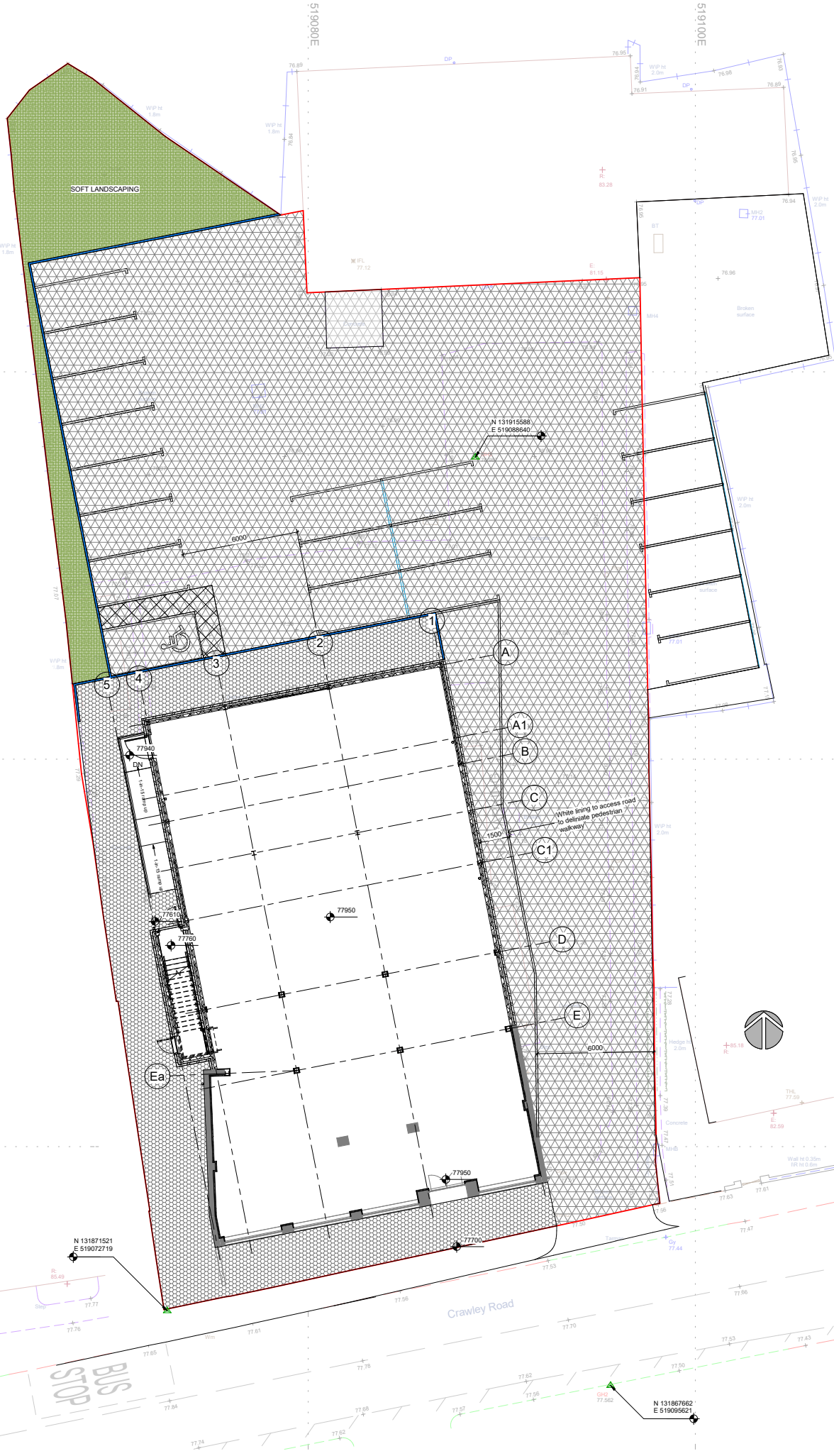
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Subject to Contract & Exclusive of VAT

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6 Pavilion Mews, Church Street, Brighton BN1 1GX • 01273 617141  
Offices in Tunbridge Wells & Brighton



**EXTERNAL WORKS KEY**

- 100mm Tarmac
- Tarmac (footpath spec)
- Landscaped areas
- Kerb or edging

rev	date	issue	description
B	20/11/18	JK	Full Building Regs Package Issue
A	13/11/18	JK	Setting Out Commencement Proposed

**Clevery King Architects**  
 A 79 Balper Road  
 Dorey  
 DE1 5ER  
 T 01841 611000  
 W www.cleveryking.com



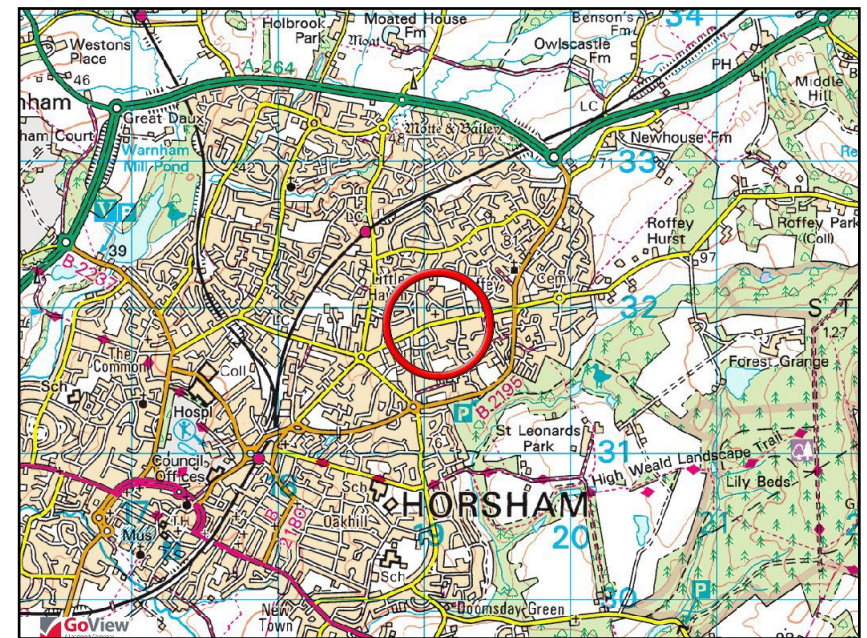
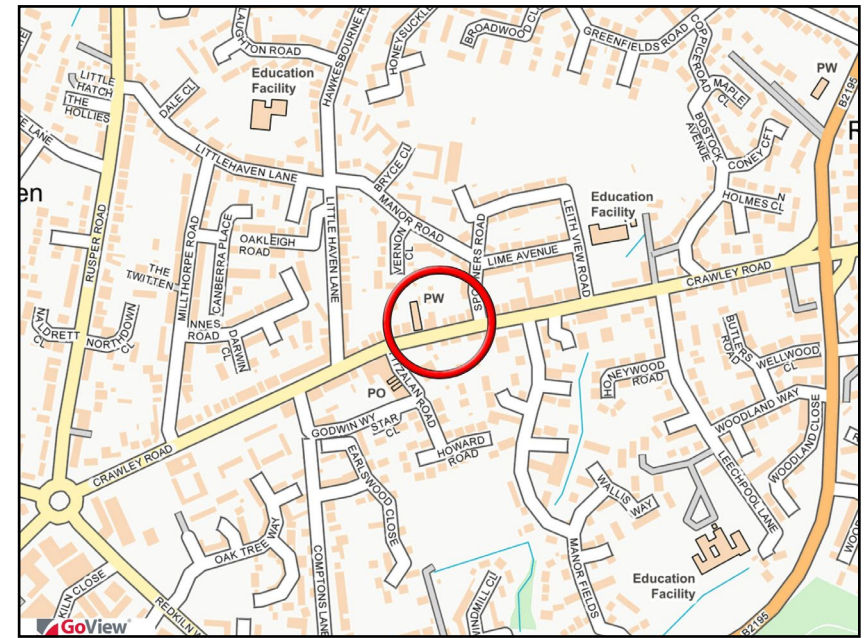
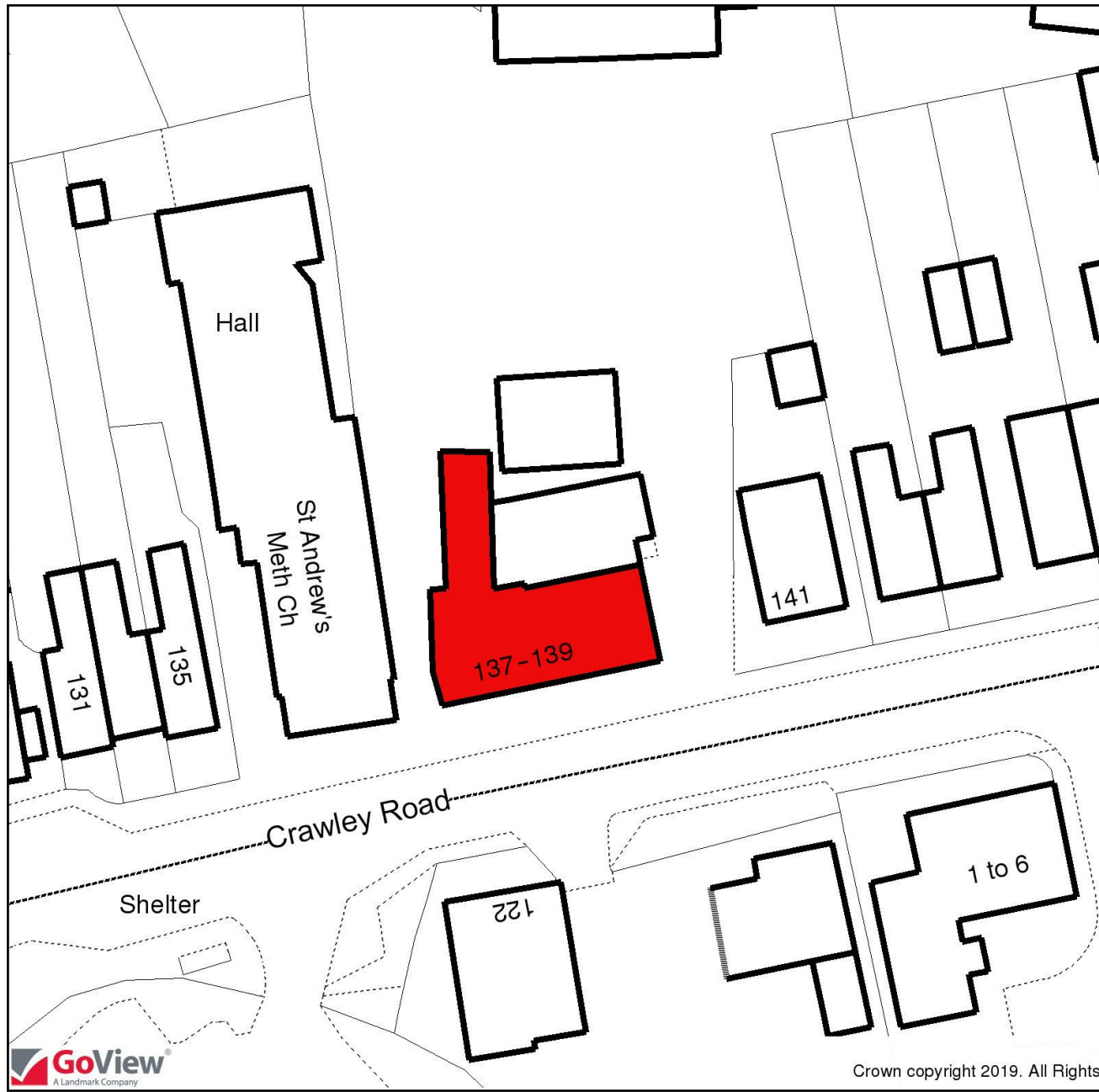
**A1**  
 Original Sheet Size  
 Building Regs  
 PROJECT 7.12  
 Conversion & Extension  
 137-139 Crawley Road  
 Horsham  
 RH12 4HH

CLIENT  
 Kingfisher Construction Services

DRAWING TITLE  
 Site Plan

SCALE	DATE	DRAWN	CHK
1 : 100	21.11.18	J.King	-
DRAWING NUMBER	REVISION		
1830-050	B		

**1 Site Plan**  
 1 : 100



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