



**HORSHAM CAR CENTRE, ROFFEY CORNER, CRAWLEY ROAD, ROFFEY, HORSHAM,  
WEST SUSSEX, RH12 4HG**

- **CAR SHOWROOM & FRONT AND SIDE DISPLAY PARKING**
- **TO LET DUE TO RELOCATION**
- **ALTERNATIVE USES CONSIDERED SUBJECT TO PLANNING**
- **1,175 SQ FT ( 109.16 SQ M)**

**Colyer Commercial**  
CONSULTANT SURVEYORS

## Location

The property is located on the eastern side of Horsham, approximately 1.5 miles to the north-east of Horsham Town Centre. It lies on the eastern side of Crawley Road, and accessed across a wide dropped curb.

The property is located close to the A264 which benefits from excellent access to the national motorway network via the M23 and M25.

For exact location use the What 3 Words link below:  
<https://what3words.com/frogs.audio.dogs>

## Description

The premises comprises a modern open plan car showroom. The unit benefits from the following:

- 13 Side and front parking spaces and a number of free on road parking spaces.
- Modern glazed return frontage
- Attractive composite tile flooring
- Suspended ceiling with LED lighting
- Staff WC facilities

## Floor Areas

The unit has the following approximate net internal floor area:

	Sq m	Sq ft
Ground Floor	109.16 m <sup>2</sup>	1,175 SQ FT

Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

## Lease

The showroom is available to let upon a new full repairing and insuring lease for a term to be agreed.

## Rent

Offers in the region of £21,000 per annum.

## Business Rates – Small Business Rates Relief

The rateable value as advertised by GOV.UK is as follows:

Rateable value: £20,750  
UBR (2024/2025) 49.9p in the £

We recommend that interested parties contact Horsham District Council to verify the rates payable.

## EPC

The EPC has been ordered and will be available shortly.

## VAT

VAT is not chargeable on the terms quoted.

## Use

We have been informed that the unit benefits from a Sui Generis Car Showroom use under the Town and Country Planning (Use Classes) Order 1987 (as amended).



**STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS**

**TIM SHEPHERD**

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