



10 MARKET SQUARE, HORSHAM, WEST SUSSEX, RH12 1EU

- **TOWN CENTRE RETAIL UNIT**
- **AVAILABLE TO RENT ON A NEW LEASE.**
- **68.20 SQ M (734 SQ FT)**
- **SUITABLE FOR A VARIETY OF USES WITHIN CLASS E-
“CAFÉ, RESTAURANT, BEAUTY OR MEDICAL/TREATMENT USES”**

Colyer Commercial
CONSULTANT SURVEYORS

Location

The property is located in Horsham Town Centre on Market Square, adjacent to 'Bill's Restaurant'. The area is a conservation area and is locally referred to as the "The Quarter" being known for its restaurants, cafes and independent shops. The shopping areas of the Carfax, East Street and Swan Walk Shopping Centre are located to the immediate north.

For exact location use the What 3 Words link below:
<https://what3words.com/lowest.bless.snaps>

Description

The property is arranged on ground floor level only with beamed walls and ceiling. The rear section is equipped with a range of base and eye level kitchen units and a sink, but could be adapted to create a working kitchen, or removed to enlarge the retail area.

A lobby provides access to an internal storage room and staff/customer WC/washroom.

Floor Areas

The unit has the following approximate net internal floor area:

	Sq m	Sq ft
Front Sales Area	42.92 m ²	462 SQ FT
Raised Sales Area	18.62 m ²	200 SQ FT
Rear Storage	6.66 m ²	72 SQ FT
Total Floor Area	68.20 m ²	734 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 shop is available to let upon a new full repairing and insuring lease for a term to be agreed.

Rent

Offers in the region of £24,000 per annum exclusive.

Business Rates

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

Rateable value: £11,250
UBR (2024/2025) 49.9p in the £

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

EPC

The property has an EPC of 27 (B). Certificate available upon request to interested parties.

VAT

VAT is not chargeable on the terms quoted.

Use

The premises are understood to benefit from Use Class E under the Town & Country Planning Act (Use Classes) (Amendment) (England) Regulations 2020 meaning that the premises can be used for a wide variety of uses to include Retail, Financial & Professional Services, Café /Restaurant and Medical/Health Services.



STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS

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