



24 Carfax

Horsham, RH12 1EB

**TO LET - Whole Retail /
Office Building
Rental £30,000 Per Annum**

1,735 sq ft
(161.19 sq m)

- Town Centre Location
- Whole Building
- New Lease

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Summary

Available Size	1,735 sq ft
Rent	£2,500 per month
Rates Payable	£13,056 per annum
Rateable Value	£25,500
Service Charge	N/A
Car Parking	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (97)

Description

The property comprises of a ground floor retail space offering split level accommodation at ground floor, along with office / ancillary accommodation at first floor together with a kitchen and a large limited height storage area. There is further office / ancillary accommodation at second floor level.

Location

The premises are located within the Carfax, forming part of the central pedestrianised hub of the town centre. A number of multiple traders, main banks and building societies are located close by including NatWest, Coole Bevis Solicitors, Prezzo and The Red Deer Public House. The recently refurbished Piries Place, home to an Everyman cinema and numerous restaurants, bars and retailers is also located opposite. Horsham's mainline railway station is within easy walking distance and there are a number of car parks available, including the multi-storey within Swan Walk.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	538	49.98
1st	972	90.30
2nd	225	20.90
Total	1,735	161.18

Viewings

Viewings can be arranged via the Landlords Sole Agent Newlands Property.

Terms

The property is available on a new FRI lease with terms to be agreed and an asking rental of £30,000 per annum.



Viewing & Further Information



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