



**24 Carfax**

Horsham, RH12 1EB

**TO LET - Whole Retail /  
Office Building  
Rental £20,000 Per Annum**

**1,735 sq ft**  
(161.19 sq m)

- Town Centre Location
- Whole Building
- New Lease

# 24 Carfax, Horsham, RH12 1EB

## Summary

Available Size	1,735 sq ft
Rent	£1,666.66 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:

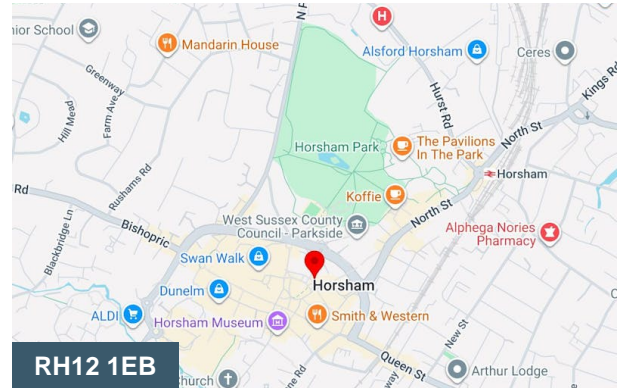
Name	sq ft	sq m
Ground	538	49.98
1st	972	90.30
2nd	225	20.90
<b>Total</b>	<b>1,735</b>	<b>161.18</b>

## Viewings

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

## Terms

The property is available on a new short-term 3 year lease (Outside 54act) rental of £20,000 per annum.



## Viewing & Further Information



**Richard Lowrey**

01273-779777 | 07725-723021

richard@newlandsproperty.com

# Energy performance certificate (EPC)

24, Carfax  
HORSHAM  
RH12 1EB

Energy rating

**D**

Valid until: **12 January 2032**

Certificate number: **1922-8096-5102-0783-0321**

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

124 square metres

## Rules on letting this property

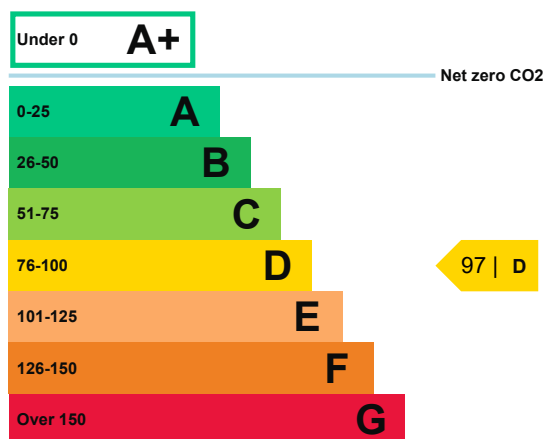
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

## Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO<sub>2</sub>) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

28 | B

If typical of the existing stock

81 | D

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
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Building environment	Air Conditioning
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Assessment level	3
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Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	128.72
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Primary energy use (kWh/m <sup>2</sup> per year)	761
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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1207-2680-9441-7423-6603\)](#).

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## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	Richard Quantrill
Telephone	07740177672
Email	<a href="mailto:richard.quantrill@nscoco.co.uk">richard.quantrill@nscoco.co.uk</a>

### Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/008161
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### Assessment details

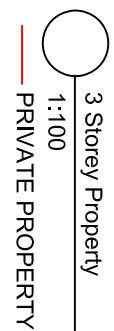
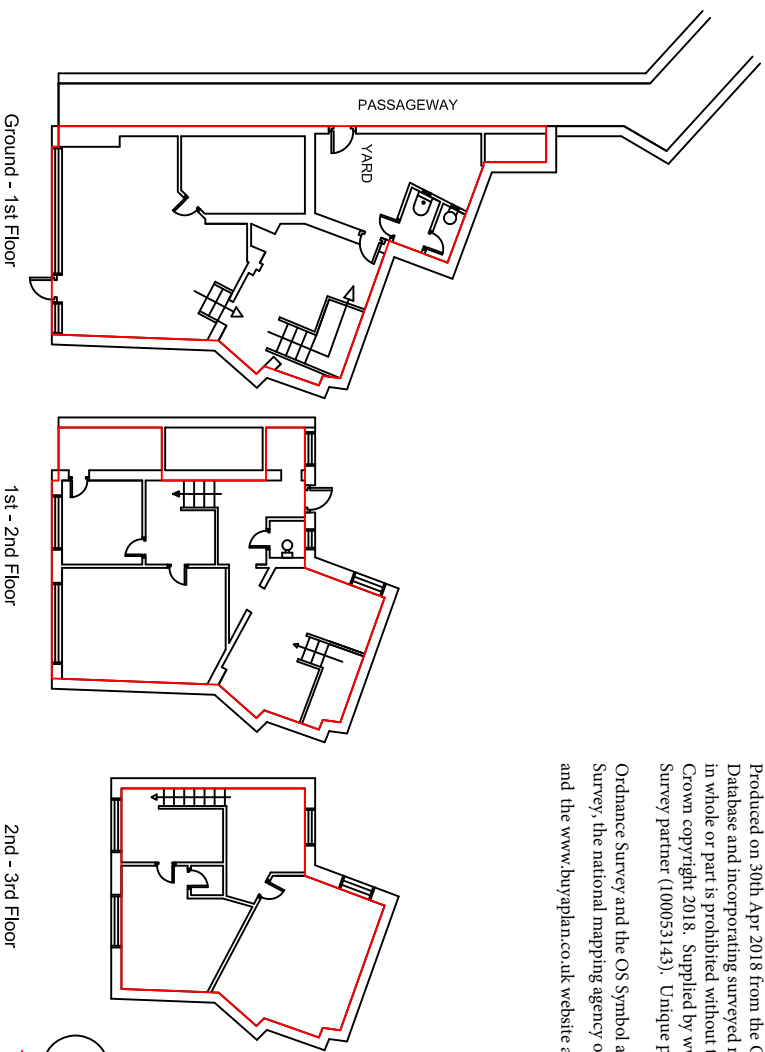
Employer	Richard Quantrill
Employer address	Bluesky Business Centre, 25 Cecil Pashley Way, Shoreham-by-Sea, BN43 5FF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	21 December 2021
Date of certificate	13 January 2022

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Site Plan shows area bounded by: 517261.19, 130552.95 517402.61, 130694.37 (at a scale of 1:1250). OSGGridRef: TQ17333062. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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All drawings are in millimeters.  
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## Coral Energy Limited

www.coral-energy.co.uk  
Tel: 01403 286755  
Mob: 07753 381772

Name:  
Ground - 1st Floor: 71,085 m<sup>2</sup>  
1st - 2nd Floor: 58,544 m<sup>2</sup>  
2nd - 3rd Floor: 51,072 m<sup>2</sup>  
Passageway: 22,406 m<sup>2</sup>  
Total Area: 203,108 m<sup>2</sup>

Drawing Title:  
24 Carfax, Horsham RH12 1EB

Drawing Title:		
Scale:	Drawn By:	Orientation:
1:100	LH	
Date:	Paper:	
30/04/2018	A4	