



**FLEXIBLE TERMS AVAILABLE
FOR IMMEDIATE OCCUPATION**

**Substantial Retail Unit
Short-Term Let Available**

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 town is served by excellent regional bus services and train links to central London, whilst also benefiting from good road communications with the nearby A27 and M23, linking Horsham to the surrounding towns and London Orbital.

Situated on the western outskirts of the town centre, the property forms part of the Tanbridge Retail Park and immediately adjoins **Currys PC World**. Other nearby retailers of note include, **Sainsbury's**, **Dunelm**, **TK Maxx**, **The Gym**, **Waitrose** and **John Lewis**.

ACCOMMODATION

The property is arranged over ground floor only, with the following approximate dimensions and gross internal floor area:-

Internal Width (max)	34.75 m	114 ft 0 ins
Shop and Built Depth	29.87 m	98 ft 0 ins
Gross Internal Area	1,084.64 sq m	11,675 sq ft

The property benefits from a roller shutter, rear service yard and ample dedicated parking with 55 surface car parking spaces.

TERMS

The property is available by way of a short-term let until August 2022, on terms to be agreed.

RATES

Current Rateable Value	£305,000
Rate in the £ (2021/22)	52.1p

Prospective occupiers should make their own enquiries to verify this information.



ENERGY PERFORMANCE CERTIFICATE

The property is rated within band C. A copy of the EPC is available upon request.

LEGAL COSTS

Each party is responsible for their own costs incurred in a transaction.

CONTACT

For further information or to arrange an inspection of the property please contact agent:-

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Subject to Contract and VAT (if applicable)

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