



SHOP
TO LET
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Large Double Front Shop Adjoining Costa – To Let
Suitable for a Variety of Uses (Use Class E)

LOCATION

The subject premises is located on the corner of Victoria Road and Russell's Crescent in Horley Town Centre, being close to the main line station, and diagonally opposite Waitrose. It is positioned on the main arterial route into Horley, next door to the newly opened library.

The property occupies a prominent trading position adjacent to **Costa** and opposite **Waitrose** and **Collingwood Batchellor**. Other notable occupiers in the vicinity include **The Original Factory Shop, HSBC** and **Cubitt & West**.

DESCRIPTION

Part of a prize-winning development carried out by Thames Valley Housing, which comprises 90 new apartments for shared ownership and rent, together with 12,000 sq ft of retail/leisure accommodation on ground floor level.

ACCOMMODATION

The property has a current use class of A1, however, consideration will be given to a variety of uses including A2/A3, B1 and D1/D2 (subject to planning). A ground floor lock-up shop in shell condition with approximate areas and dimensions are as follows:

Gross Frontage	32 ft 8 in	10 m
Internal Width	32 ft 8 in	10 m
Shop Depth	65 ft 7 in	20 m
GIA	2,152 sq ft	200 sq m
Rear Servicing Access		

TERMS

A new full repairing and insuring lease is available for a term of years to be agreed at a commencing rental of **£32,500 per annum exclusive**.

RATING ASSESSMENT

Current Rateable Value	£35,750
Rate in the £ (2022/23)	49.9p

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

ENERGY PERFORMANCE CERTIFICATE

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

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in the transaction.

CONTACT

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

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Subject to Contract & Exclusive of VAT

INCENTIVES AVAILABLE, SUBJECT TO CONTRACT AND COVENANT STATUS

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