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PROPERTY PEOPLE

Crawley Office

17 Brighton Road, Crawley
West Sussex RH10 6AE

Telephone: **01293 40 10 40**

To Let/For Sale: Prime retail premises with excellent frontage

3/3A East Street, Horsham, RH12 1HH



A prominent two storey building with excellent retail frontage to East Street. Originally constructed as a single shop, the property is currently divided into two retail units with potential for change of use, re-configuration (including reverting back to a single unit) and extension (STP).

KEY FEATURES

- Excellent town centre location
- Potential for extension for residential flats (STP)
- Available freehold with vacant possession
- Potential for A3 (Restaurant) use (STP)
- 2967 sq ft

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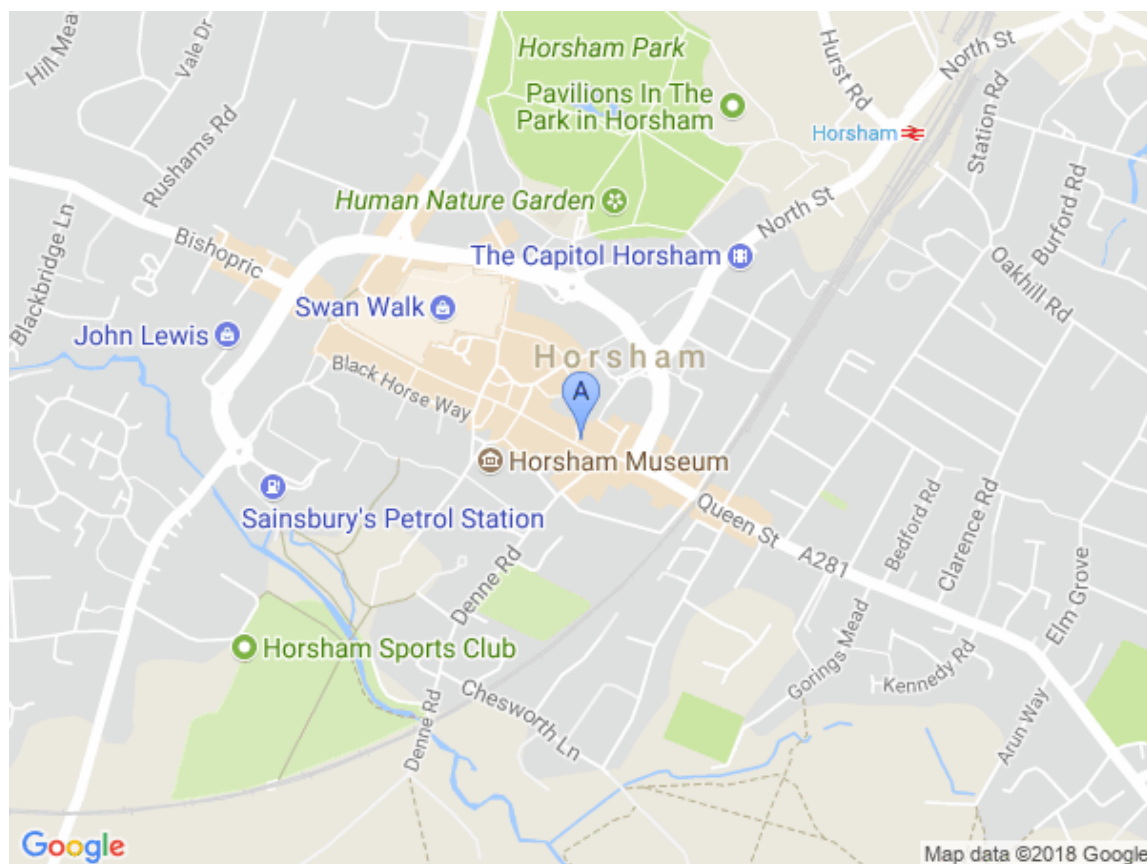
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LOCATION

Horsham is an affluent West Sussex market town (one of the largest in West Sussex) having a population of approximately 47,000 with a catchment area of approximately 250,000 inhabitants. Major employers in the town include Royal Sun Alliance, RSPCA, West Sussex County Council, Heath Lambert and Saxon Weald Homes. The town benefits from good road links, lying between the A24 to the west and A23 (M23) to the east.

The subject property is situated in Horsham town centre on the northern side of East Street, now considered to be the town's principal restaurant quarter. Nearby occupiers include Giggling Squid, Nando's, Pizza Express, Wagamamas, Cote Brasserie, and Wabi. The prime shopping areas of Piries Place (under redevelopment), Carfax, West Street and Swan Walk Shopping Centre are all within a 2 minute walking distance from the property.



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PROPERTY DETAILS	Whole Shop	2967 sq ft	(275.64 m2)	For Sale: £1,050,000
DESCRIPTION	A prominent two storey building with excellent retail frontage to East Street. Originally constructed as a single shop, the property is currently divided into No's 3 & 3a with the latter forming the smaller portion of the property. No. 3 currently serves as a retail furniture showroom. No. 3a is currently vacant. Please Note: La Source are not closing but relocating within West Sussex.			
ACCOMMODATION	The property provides the following approximate net internal floor area: 3 East Street Ground Floor <i>Retail Sales: 1,011 sq ft (93.9 m2)</i> <i>Office/kitchen: 133 sq ft (12.4 m2)</i> <i>Lean to store: 266 sq ft (24.7 m2)</i> First Floor <i>Retail sales: 933 sq ft (86.7 m2)</i> <i>Storage: 108 sq ft (10.0 m2)</i> Total: 2,451 sq ft (227.7 m2) 3A East Street Ground Floor <i>Retail Sales: 300 sq ft (27.87 m2)</i> First Floor <i>Storage/office: 216 sq ft (20.0 m2)</i> Total: 516 sq ft (47.87 m2)			
PIRIES PLACE RE-DEVELOPMENT	Construction works to re-develop Puries Place have commenced with completion scheduled for late 2018/early 2019. The £35m scheme will include a three screen cinema, 92 bed hotel, offices, shops and restaurant.			
POTENTIAL ROOF DEVELOPMENT	Subject to obtaining planning permission, we believe there is potential to add a further floor and create 2 residential flats.			
TENURE	Freehold interest with vacant possession. Alternatively, available on a new full repairing and insuring lease on terms to be agreed. Further information on application.			
FREEHOLD PRICE	£1,050,000 (One Million and Fifty Thousand Pounds)			
RENT	Rent on application.			



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PLANNING

The existing Use Class of the property falls within A1 Shops of the Town and Country Planning (Use Classes) Order 1987 (as amended). Under the current planning law, a permitted change of use to A2 (Financial & Professional Services) and A3 (Restaurants/Cafes) is allowed. A change of use to A3 is subject to prior approval with Horsham District Council. Horsham District Council have granted A3 consent on a number of properties in East Street and it is our view that subject to meeting the usual criteria in respect to extraction, waste storage and licensing, a change of use to A3 would be possible.

EPC

[Rating F-136 - Click here to download](#)

BUSINESS RATES

No. 3

Ratable Value £37,000 Rates Payable £17,760 (2018/19)

No. 3A

Ratable Value £12,250

Rates Payable £5,880 (2018/19)

Interested parties should verify these figures with Horsham District Council Rates Department on 01403 215100 or www.horsham.gov.uk.

VAT

VAT will be chargeable

LEGAL FEES

Each party to bear their own legal costs.

VIEWING ARRANGEMENTS

Inspections can be made by appointment through Joint Agents Graves Jenkins 01293 401040 and Henry Adams 01403 282519

CONTACT



David Bessant MRICS
bessant@gravesjenkins.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form any part of any contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.



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