



3 / 3A EAST STREET, HORSHAM, WEST SUSSEX, RH12 1HH

- **LARGE RETAIL PREMISES TO LET OR FOR SALE**
- **2,710 SQ FT (252 SQ M)**
- **CONFIDENTIALLY AVAILABLE DUE TO RELOCATION**
- **A3 (RESTAURANT) OPPORTUNITY SUBJECT TO PLANNING**

Colyer Commercial
CONSULTANT SURVEYORS

Location

Horsham, is an established and prosperous Market town, (one of the largest in West Sussex), having a population of approximately 42,000 with a catchment area of approximately 250,000 inhabitants.

The property is situated near to Restaurant Tristan and close to well known restaurants and retailers including Wagamama, Cote Brasserie, Giggling Squid, ASK, Pizza Express and Steamer Trading all located on the street.

Construction works to re-develop Piries Place have commenced with completion scheduled for September 2018. The £35m scheme will include a three screen cinema, 92 bed hotel, offices, shops and restaurants.



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 numbers 3 and 3a.

Accommodation

The premises have been measured on a net internal area basis with the following approximate floor area:

3 EAST STREET

Retail sales	81.66 m ²	879 sq ft
Office/kitchen	12.08 m ²	130 sq ft
Stock room	26.38 m ²	284 sq ft
First Floor Sales	80.92 m ²	871 sq ft
Stock room	6.87 m ²	74 sq ft
Total floor area	207.91 sq m	2,238 sq ft

3A EAST STREET

Ground floor sales	24.25 m ²	261 sq ft
First Floor storage	16.02 m ²	172 sq ft
Kitchen	3.61 m ²	39 sq ft
Total floor area	43.88 sq m	472 sq ft

3 & 3A EAST STREET

Total combined floor area	252 sq m	2,710 sq ft
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Potential Roof Development

Subject to obtaining planning permission, we believe there is potential to add a further floor and create 2 residential flats.

Tenure

Offers in the region of £1,000,000 + VAT is being sought for the freehold interest with vacant possession.

Rent

The property is available to rent on a full repairing and insuring basis for a term to be agreed as follows:

3 & 3A combined:
£60,000 per annum exclusive.

Each shop could be let separately:
3: £45,000 per annum exclusive
3a: £16,000 per annum exclusive

Planning

The existing Use of the property falls within use class A1 retail of the Town and Country Planning (Use Classes) Order 1987 (as amended). Under current planning law, a permitted change of use to A2 (Professional & Financial Services) and A3 (Restaurants/Cafes) is permitted. A change of use to A3 is subject to the prior approval of Horsham District Council, who have granted A3 consent on a number of properties in East Street. In our opinion, an application for change of use to A3 consent maybe favourably considered.

VAT

VAT is chargeable on the rent or sale price.

Business Rates

Ratable Value No 3 £37,000 Rates Payable: £17,760
(Based upon 0.48p in £)
Ratable Value No 3a £12,250 Rates Payable £5,880
(Based upon 0.48p in £)

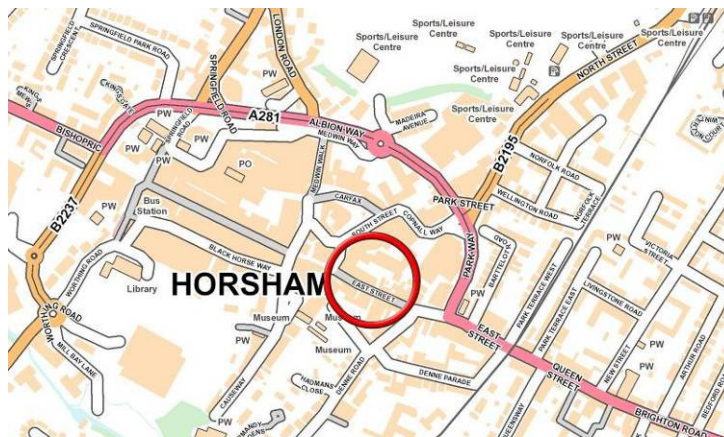
Interested parties are advised to contact Horsham District Council Rates Department on 01403 215 555 to verify the above.

EPC

The property has an EPC rating of 72 (C). EPC certificate available upon request.

Legal Costs

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



Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

STAFF NOT ADVISED. VIEWINGS STRICTLY BY APPOINTMENT WITH SOLE AGENTS

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