



NORTH CHAPEL HOUSE, 42 NORTH STREET, HORSHAM, RH12 1RD

- **FREEHOLD OFFICE BUILDING FOR SALE**
- **1,473 Sq Ft (136.95 m²)**
- **RESIDENTIAL DEVELOPMENT POTENTIAL**
- **PRICE REDUCTION**

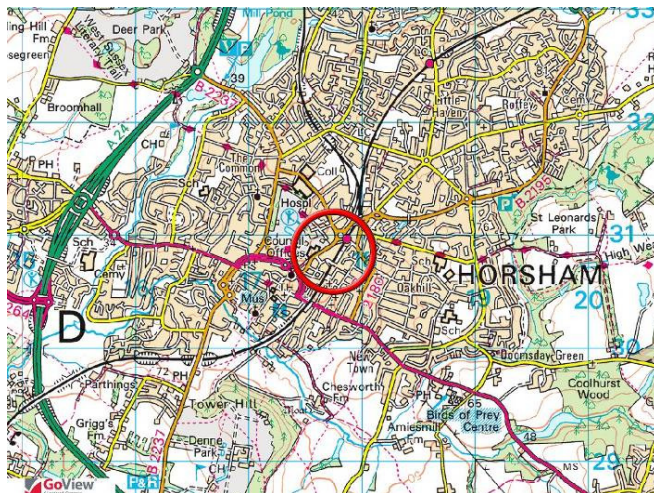
Colyer Commercial
CONSULTANT SURVEYORS

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Location

Horsham is a historic market town and offers a good range of shopping amenities assisted by car parking facilities close by. It is one of the principal towns in West Sussex and is approximately 10 miles to the west of Crawley.

The property is located within a short walking distance from the mainline station and town centre. Frequent and direct train services to London Victoria via Three Bridges, Gatwick and Croydon.



Description

The property in effect comprises two inter connecting office buildings set within a broadly rectangular site on the east side of North Street. The premises comprise a Grade 2 Listed office building dating back to the 16th century which is semi detached. This part is of timber frame construction retaining original features beneath a pitched roof and a covering of Horsham Stone. Elevations are part painted brick and part tile hung. The building retains original features including exposed timber beams and inglenook fireplace. The windows are single glazed being leaded light with security bars. We understand the building is part flying freehold with the first floor extending over the neighbouring residential property.

The interconnected modern office building was constructed around 2002 and is of a chalet style. It provides two floors of offices which are of a modern standard. This building is of timber frame construction with rendered elevations and beneath a pitched roof. There is a lavatory on both ground and first floors and a small kitchen at 1st floor. These offices benefit from Category 2 lighting, central heating via radiators, integral wiring.

The buildings are set within a site which provides an enclosed rear garden area and a front section which is suitable for parking of 6/7 cars. Access to the parking area is across the driveway serving the BT premises. There is hedging to the boundary between the property and the pavement.

Accommodation

The building has been measured on a net internal area basis as follows:

	Sq m	Sq ft
Original Building- Ground Floor	36.35	391
Original Building- 1 st Floor	35.58	383
New Building – Reception	11.51	124
New Building- Ground Floor Offices	28.36	305
New Building 1 st Floor Offices	25.15	270
Total Floor Area	136.95 m ²	1,473 Sq Ft

Tenancies

The property is currently leased to a third party tenant who in turn have sublet three office suites on short term licence agreements. Further details upon application.

Residential Development Potential - Permitted Development Rights

The property has potential to be converted from a B1 office to C3 residential use under permitted development rights. The property could be converted to two x 2 bedroom houses or as a single dwelling.

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Guide Price

£470,000.

Business Rates

We have been informed by the Local Rating Authority that the premises are assessed as follows:

Rateable value: £17,000
UBR (2017/2018) 46.6p in the £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable.

EPC

The building has an EPC rating of 74 (C). The EPC certificate is available to interested parties upon application.

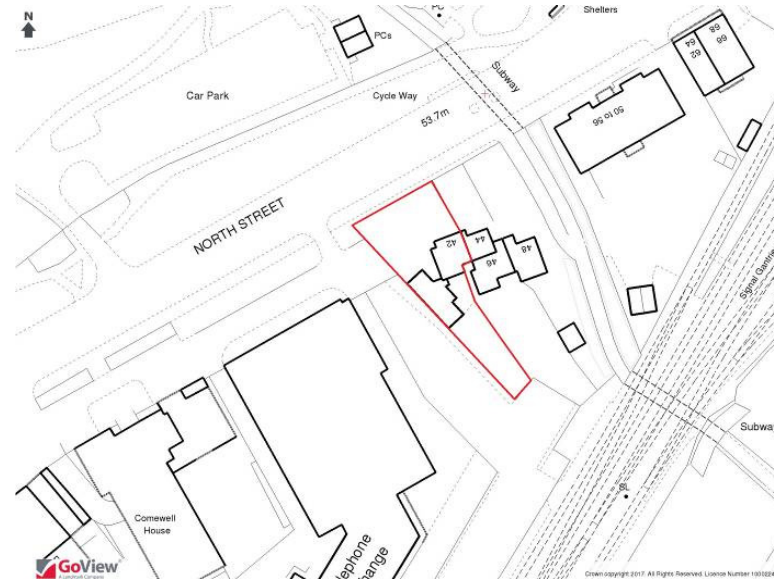
VAT

VAT is NOT chargeable on the rent.

Legal costs

Each party to be responsible for their own costs.

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.



STRICTLY BY APPOINTMENT WITH THE VENDORS AGENTS

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