

**FOR  
SALE**

**THREE STOREY RETAIL  
BUILDING IN HORSHAM  
98.67 m<sup>2</sup> (1,062 ft<sup>2</sup>)**

**01903 236599  
www.marshallclark.co.uk**



**10 PARK PLACE, HORSHAM, WEST SUSSEX, RH12 1DG**

**/// what3words    /// perky.votes.exact**



**MARSHALLCLARK**  
CHARTERED SURVEYORS AND  
COMMERCIAL PROPERTY CONSULTANTS  
Working in association with



**Medhursts**  
COMMERCIAL SURVEYORS

# OFFERS IN EXCESS OF £275,000

## LOCATION:

The property is located on the eastern side of Park Place which provides links to East Street and is in close proximity to the redeveloped Piries Place leisure destination that accommodates a range of restaurants, retail, and a Everyman cinema in the heart of Horsham.

There is convenient car parking being situated opposite the Piries Place multi-storey car park. The property benefits from reasonable transport links with convenient access to the Horsham inner ring road. Horsham Train Station is located approximately 750 metres to the north.

## DESCRIPTION:

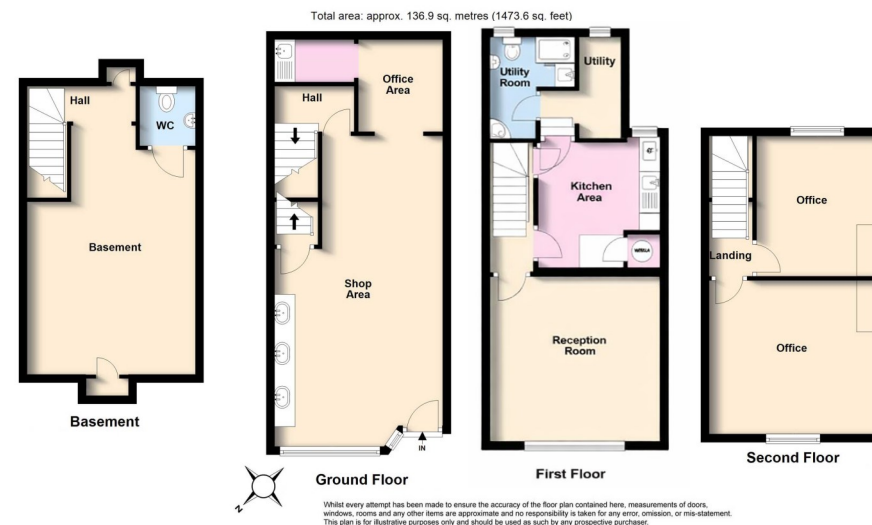
The property comprises a three storey (and basement) mid-terrace retail building, with single storey additions arranged over basement to second floors. The property is accessed off Park Place from shop front which leads to the ground floor retail that had traded as a Gentleman's barbers for a number of years. There is a kitchenette area to the rear parts.

The first floor is arranged as several rooms with a former hairdressing studio to the front parts, kitchen to the central, and utility area with shower to the rear. To the second floor there is two further rooms previously used as ancillary offices. The basement is primarily open plan with a toilet and has a floor to ceiling height 1.97 m.

The property would lend itself to a variety of uses subject to relevant planning permission.

## The premises has approximate Net Internal Floor Area as below:

Ground Floor Retail	29.87 m <sup>2</sup>	321 ft <sup>2</sup>
Ground Floor Ancillary	1.51 m <sup>2</sup>	16 ft <sup>2</sup>
First Floor	25.58 m <sup>2</sup>	275 ft <sup>2</sup>
Second Floor	22.91 m <sup>2</sup>	247 ft <sup>2</sup>
Basement	18.80 m <sup>2</sup>	202 ft <sup>2</sup>
<b>Total</b>	<b>98.67 m<sup>2</sup></b>	<b>1,062 ft<sup>2</sup></b>



# OFFERS IN EXCESS OF £275,000

- TENURE:** Freehold, subject to vacant possession.
- VAT:** We understand that VAT is not payable.
- RATES:** We understand the property has a Rateable Value of £11,500 (VOA 2026 list)
- LEGAL COSTS:** Each party to be responsible for their own legal costs, unless otherwise negotiated
- AML:** In accordance with Anti-Money Laundering requirements, upon agreement of terms, mandatory tenant/purchaser Know Your Customer (KYC) documentation request will be made.
- EPC:** D 98 (Valid until February 2036)

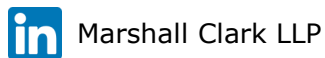
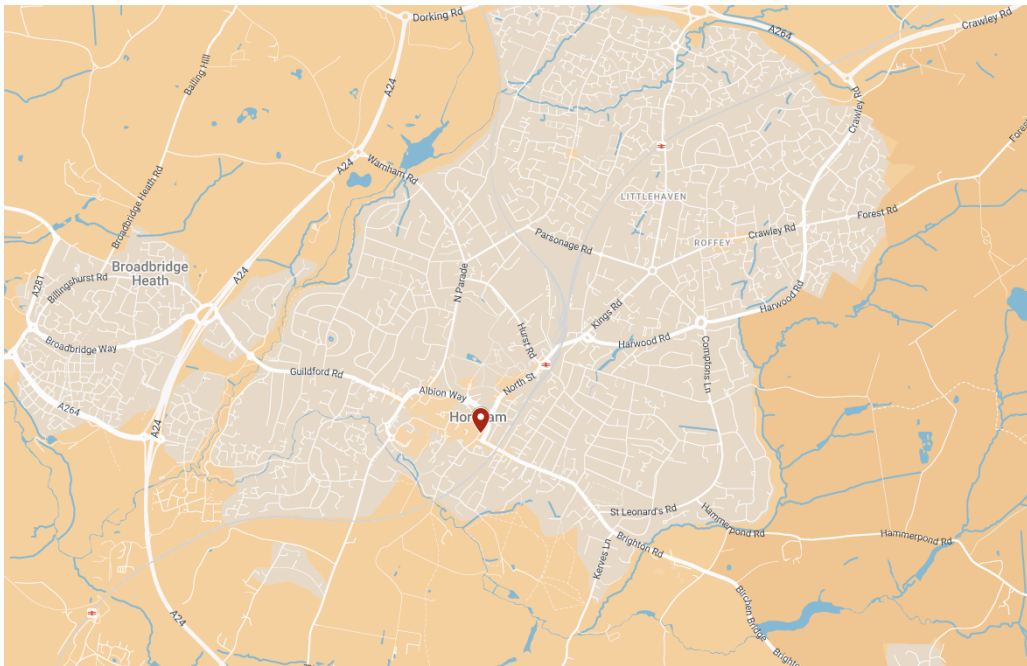
## First Floor



## Ground Floor



# OFFERS IN EXCESS OF £275,000



## FOR MORE INFORMATION OR A VIEWING PLEASE CONTACT;



**Ben Clark**

**T: 01243 981120**

**E: ben@marshallclark.co.uk**



**Dominic Clark**

**T: 01903 236599**

**E: dc@marshallclark.co.uk**

Misrepresentation Act 1967: Marshall Clark LLP and their joint agents for themselves and for the lessor(s)/vendor(s) of this property whose agents they are, give a notice that: 1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in the particulars are to be relied as statements or representation of fact. 3. Any intended lessee/purchaser must satisfy himself by inspection or otherwise as the correctness of each of the statements contained in these particulars. 4. The lessor/vendor do not make or give and neither Marshall Clark LLP nor their joint agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection for Unfair Trading Regulation 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. All measurements and dimensions quoted are done so on an approximate basis and the proposed lessee/purchaser should undertake their own measured survey and not rely on the ones which are stated within these particulars. Subject to Contract Marshall Clark is registered in England and Wales as a Limited Liability Partnership No. OC 305331. Registered Office: 24 Grafton Road, Worthing, West Sussex, BN11 1QP

Agency | Investment | Development | Valuations | Rent Reviews | Lease Renewals | Rating | Building Surveys | Management | Party Wall Matters | Dilapidations | Refurbishment and Alterations