

TO LET

**TOWN CENTRE RETAIL PREMISES  
WITH EXCELLENT FRONTAGE  
161.18 SQ M (1,735 SQ FT)**

24 Carfax, Horsham, RH12 1EB



## Summary

<b>Available Size</b>	1,735 sq ft
<b>Rent</b>	£30,000 per annum exclusive.
<b>EPC Rating</b>	D (97)

## Location

The premises are located within the Carfax, forming part of the central pedestrianised hub of the town centre. A number of multiple traders, main banks and building societies are located close by including NatWest, Coole Bevis Solicitors, Prezzo and The Red Deer Public House. The recently refurbished Piries Place, home to an Everyman cinema and numerous restaurants, bars and retailers is also located opposite.

Horsham's mainline railway station is within easy walking distance and there are a number of car parks available, including the multi-storey within Swan Walk.

## Description

Premises comprise a retail unit offering split level retail accommodation at ground floor, along with office / ancillary accommodation at first floor together with a kitchen and a large limited height storage area. There is further office / ancillary accommodation at second floor level.

## Accommodation

The accommodation comprises the following approximate net internal floor areas:-

Description	Sq ft	Sq m
Ground Floor (split level)	538	49.98
First Floor	972	90.30
Second Floor	225	20.90
<b>Total</b>	<b>1,735</b>	<b>161.18</b>

## Lease

A new lease is available on terms to be agreed.

## VAT

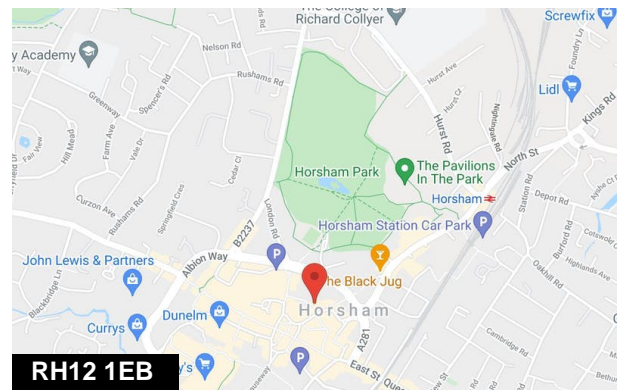
VAT may be applicable on the terms quoted.

## Business Rates

The current Rateable Value is £24,500 with a UBR of 49.9 p in £. We suggest you contact the Local Rating Authority for confirmation of the actual amount payable.

## Legal Costs

Each party to be responsible for their own legal costs.



## Viewing & Further Information



**Daniel Lascelles**

01403 756518 | 07786 298025  
dl@crickmay.co.uk



**Cyrus Amini**

01273 427651 | 07828 117785  
ca@crickmay.co.uk

More details @ [crickmay.co.uk](http://crickmay.co.uk)

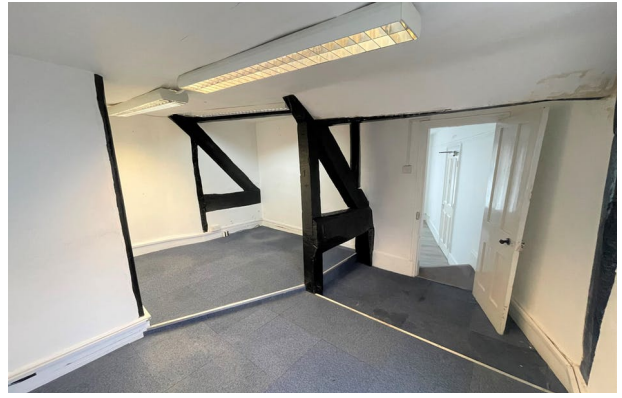


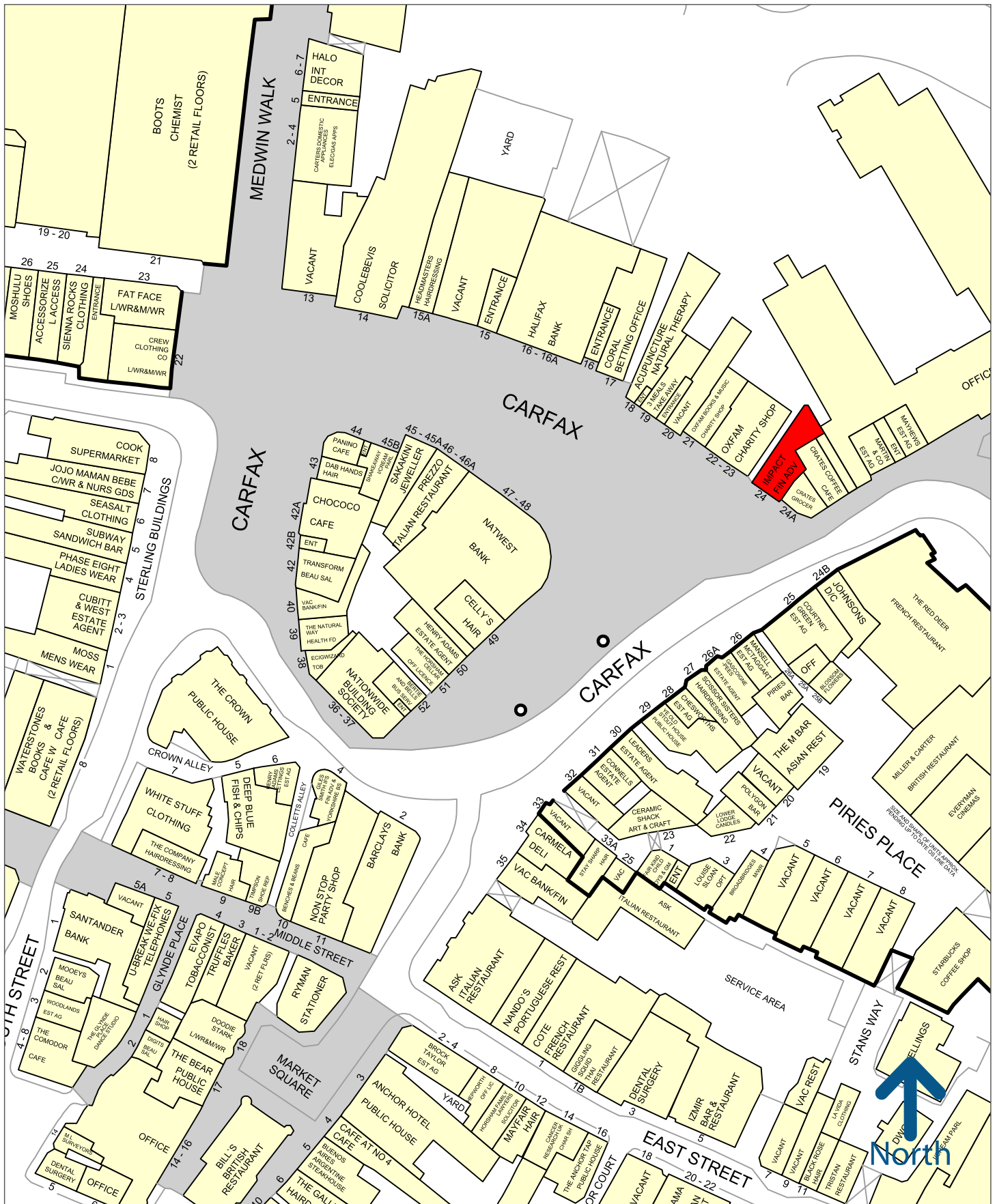
### Crickmay Chartered Surveyors

22 London Road, Horsham, West Sussex, RH12 1AY  
T: 01403 264259 [crickmay.co.uk](http://crickmay.co.uk)

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50 metres

Experian Goad Plan Created: 02/12/2021  
Created By: Crickmay



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