

**TO LET**

**GROUND FLOOR RETAIL UNIT  
45.98 SQ M (495 SQ FT)**

**12 Park Place, Horsham, RH12 1DG**



## Summary

<b>Available Size</b>	495 sq ft
<b>Rent</b>	£15,000 per annum exclusive
<b>Business Rates</b>	The premises have a Rateable Value of £13,000 with a UBR of 49. p in £. Small business rates relief may be available subject to a tenant's status.
<b>Service Charge</b>	A nominal service charge shall be applicable. Further details upon request.
<b>EPC Rating</b>	D (76)

## Location

The property is situated within Park Place, being an attractive retailing area of the town, linking the semi-pedestrianised East Street with Piries Place, which has recently been redeveloped into a mixed leisure scheme including a 3-screen Everyman cinema alongside new retail, restaurant and drinking establishments including Miller & Carter, Brasserie Blanc t/a The Red Deer and Starbucks.

Car parking is conveniently situated opposite the premises in the Piries Place multi-storey car park.

## Description

The ground floor unit provides open plan retail space with suspended ceiling and porcelain tiled floor and benefits from air-conditioning, along with kitchenette and WC facilities. The unit also benefits from ramped access and security roller shutters.

The premises have an approximate internal width of 6 m (19'8") and an approximate shop depth of 8 m (26'3").

## Accommodation

The premises have the following approximate net internal floor areas:-

Description	sq ft	sq m
Retail Area	401	37.25
Office	48	4.46
Kitchen	46	4.27
<b>Total</b>	<b>495</b>	<b>45.98</b>

## Terms

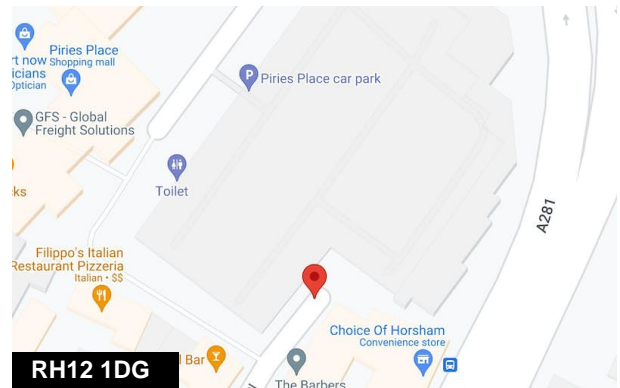
A new lease is available on terms to be agreed.

## VAT

VAT will be applicable on the terms quoted.

## Legal Costs

Each party to be responsible for their own legal costs.



## Viewing & Further Information



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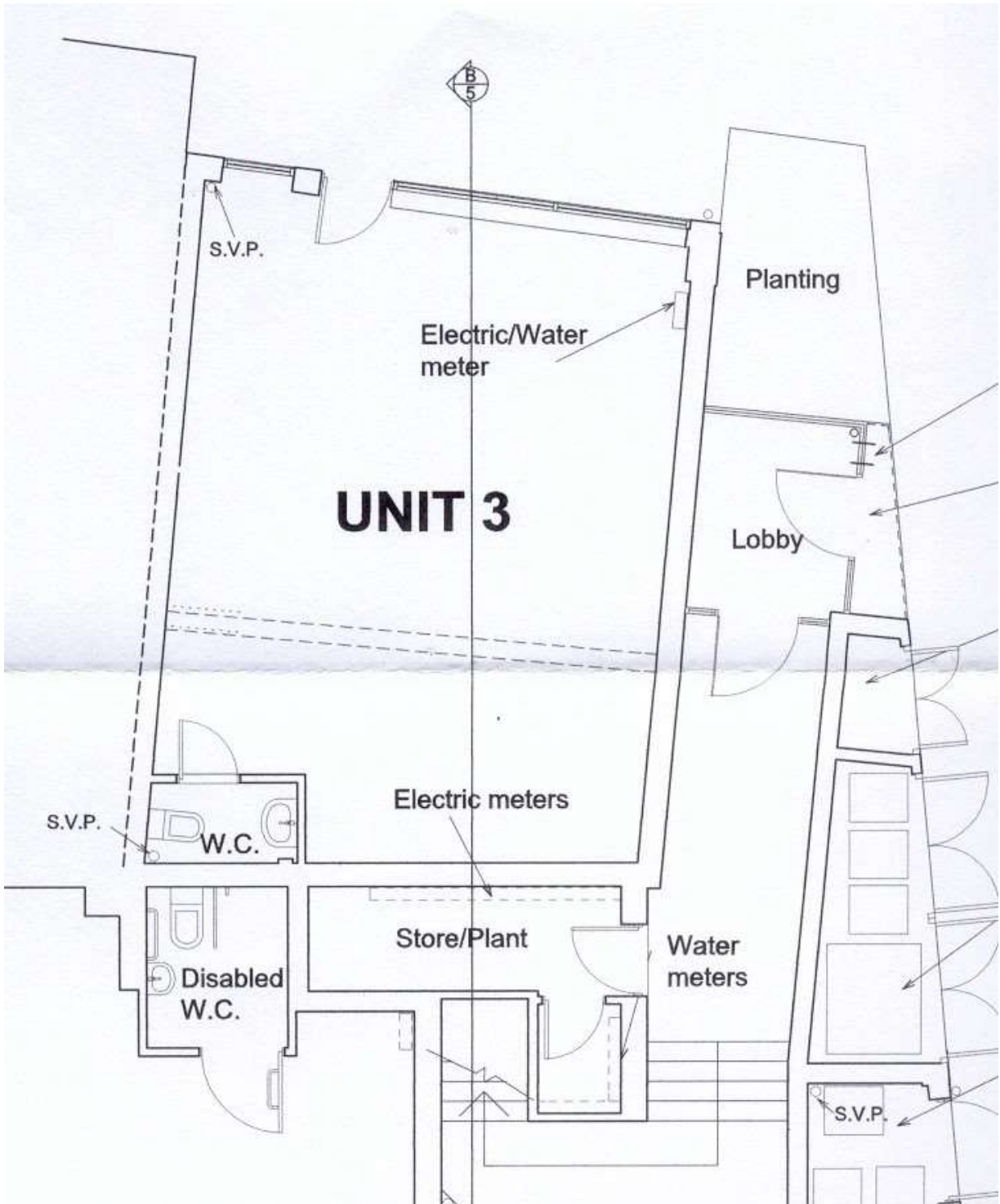
### Crickmay Chartered Surveyors

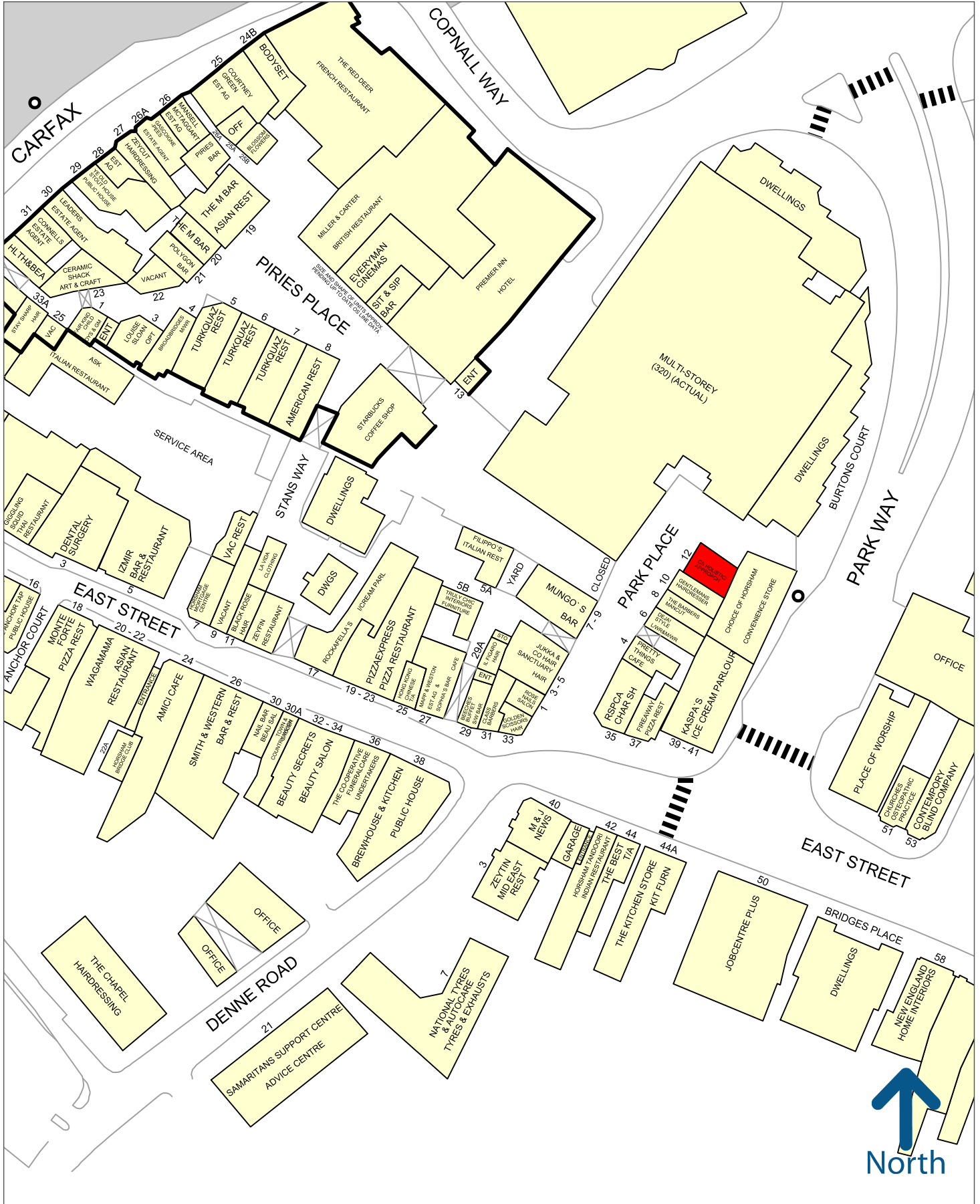
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T: 01403 264259 [crickmay.co.uk](http://crickmay.co.uk)

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50 metres

Experian Goad Plan Created: 03/04/2023  
Created By: Crickmay



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