



1 Market Square, Horsham, West Sussex, RH12 1EU

**ATTRACTIVE TOWN CENTRE OFFICE SUITE TO LET
AVAILABLE ON FLEXIBLE TERMS**

264 SQ FT (24.53 SQ M)



1 MARKET SQUARE, HORSHAM, WEST SUSSEX, RH12 1EU

Location

The property is situated within Market Square, being a conservation area in the heart of Horsham town centre to the South of the Carfax and close to the town's prime shopping areas of Swan Walk and West Street. Traders within the immediate vicinity include, Timpson's, Truffles Bakery and Bill's Restaurant.

Description

The accommodation consists of two cellular offices at the second floor, above an Estate Agents in the centre of Horsham and benefits from:

- Entry Phone System
- Male & Female WC facilities
- Shared Fully Fitted Kitchen
- Located in the "Quarter" being an area rich in Restaurants, Cafes and Independent Shops.

Accommodation

The premises comprise the following approximate net internal floor areas:

	Sq Ft	Sq M
Room 4	264	24.53
TOTAL	264	24.53

Terms

The premises are available to let by way of a Licence Agreement. The rent is inclusive of costs of heating, electricity, buildings insurance, repairs and cleaning of the commons parts of the building and the offices, but exclusive of business rates.

Rent

Rent of £550 per calendar month inclusive.

Planning

We understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020. Interested parties should make their own planning enquiries as to their proposed use.

Business Rates

The premises can qualify for full small business rate relief subject to the tenant. We advise that you contact the local rating authority for confirmation of the actual amount payable. The Rateable Value is £3,400 and Rates Payable based on the Multiplier of 0.432p in the £ is £1,468.80 per annum.

VAT

VAT is NOT chargeable on the terms quoted

EPC Rating

The premises has a rating of E (125). EPC certificate available on request.

Legal Costs

Each party to be responsible for their own legal costs.

AML

In accordance with anti-money laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds.

Viewing

Strictly by appointment with the sole letting agents.

Tim Shepherd

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