

Summary

Available Size	510 sq ft
Rent	£11,500 per annum exclusive.
Business Rates	Rateable Value of £10,250 with a UBR of 49.9 p in £. 100% small business rates relief is available subject to a tenant's status.
Service Charge	The current service charge for the financial year is £3,850.32 per annum.
EPC Rating	D (96)

Location

Swan Walk Shopping Centre is located in the town centre of the affluent market town of Horsham. The scheme is anchored by Marks & Spencer, Boots, H&M and Next. Other retailers include JD Sports, Superdrug, Fat Face and Pandora.

The centre benefits from a 900 space car park with direct access into Swan Walk.

Description

The premises comprise ground floor retail accommodation, together with two separate rooms to the rear along with a kitchenette

Nearby occupiers include Sports Direct, The Grape Tree and D&D Cafe.

Accommodation

The accommodation comprises the following approximate net internal floor areas:

Description	sq ft	sq m
Ground Floor	510	47.38

Lease

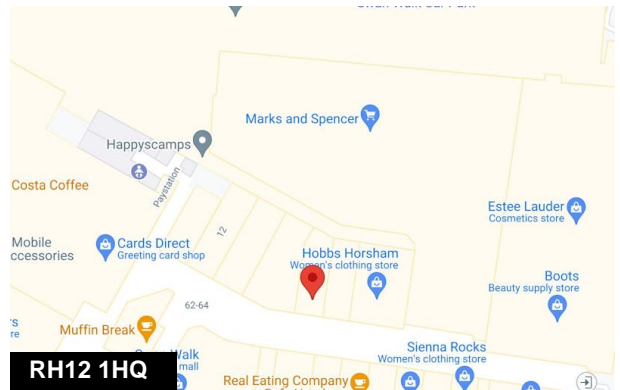
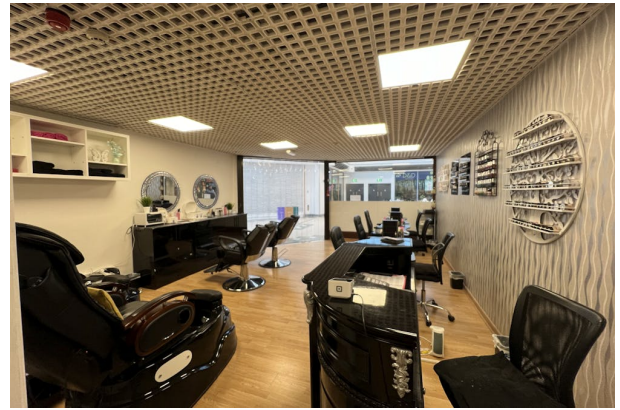
The premises are available by way of a new effectively full repairing and insuring lease on terms to be agreed.

VAT

VAT is applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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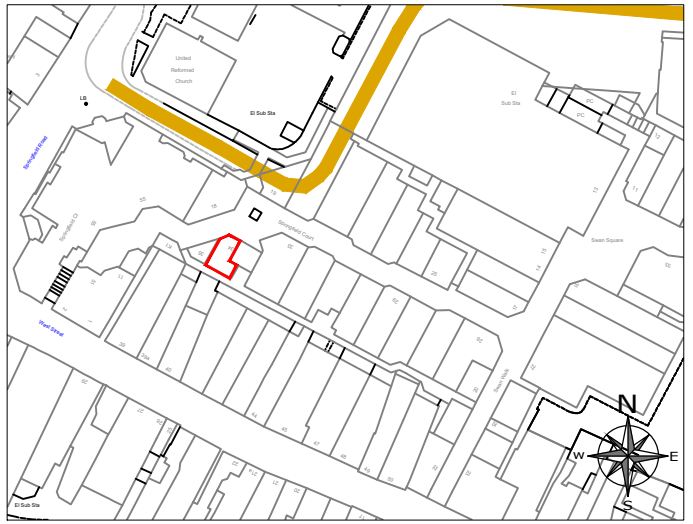


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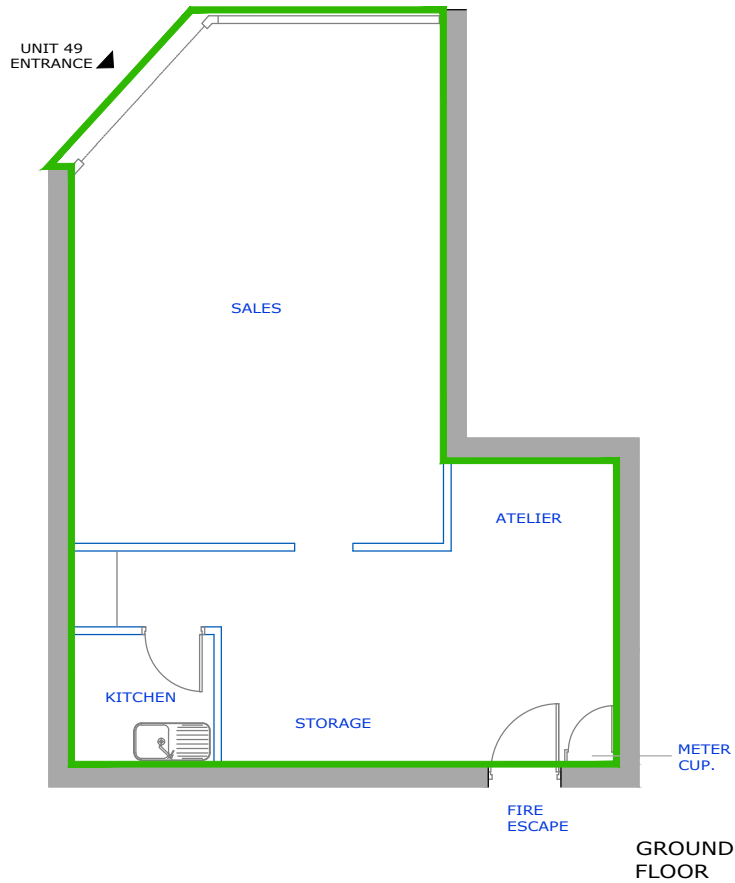
Gross Internal Area

GIA	sq m	sq ft
	56.89	612.36
TOTAL	56.89	612.36

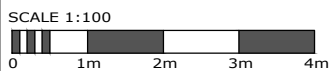


LOCATION PLAN SCALE 1:2000

SWAN WALK



GROUND FLOOR



drawing address
 UNIT 49, SWANWALK SC
 HORSHAM, WEST SUSSEX
 RH12 1HQ

location/details
 GROUND FLOOR
 GIA

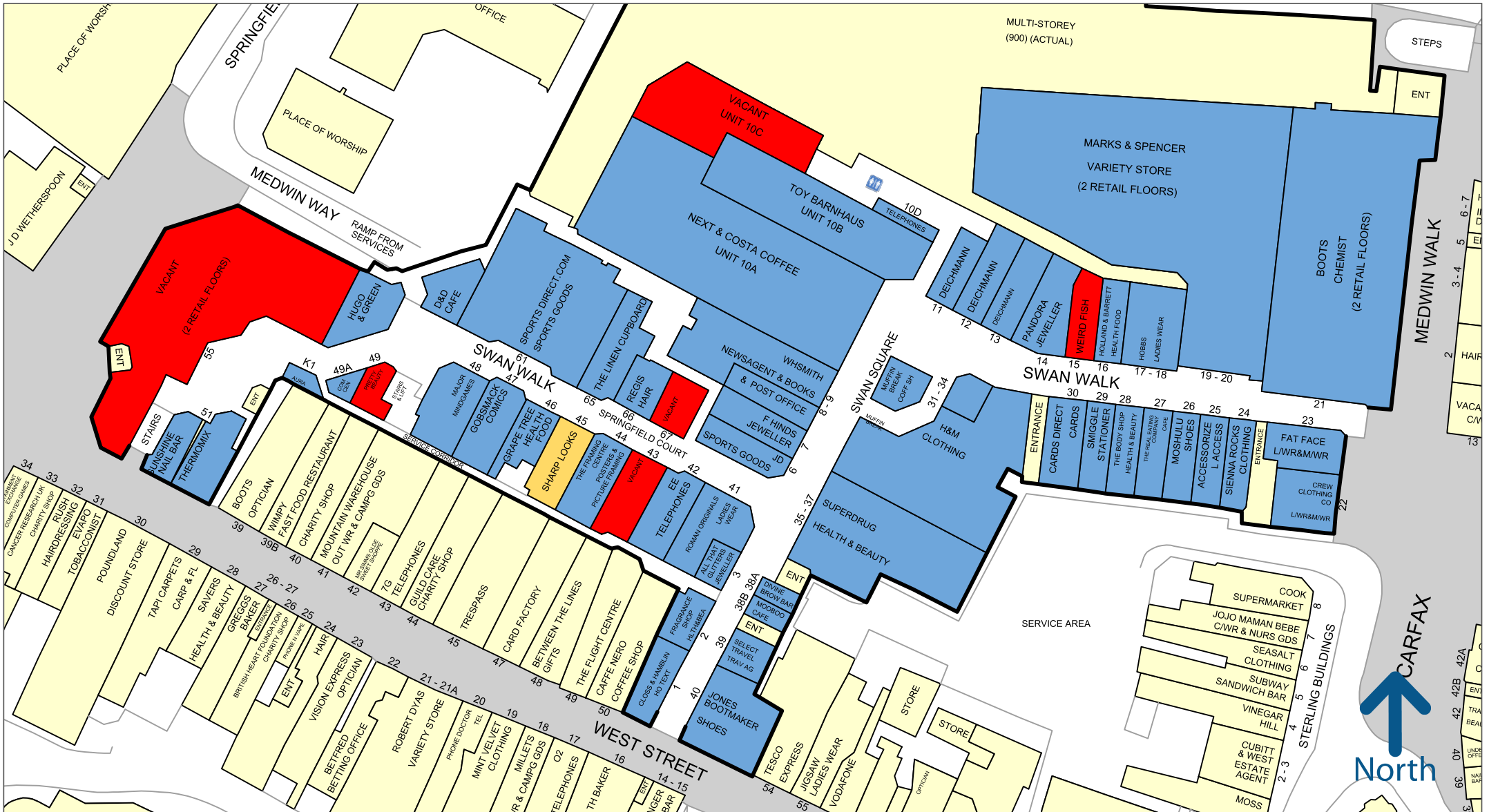
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 PP3909-186

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 A4





50 metres

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Created By: Crickmay

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