

TO LET

**GROUND FLOOR RETAIL PREMISES WITHIN
NEIGHBOURHOOD LOCATION 94.11 SQ M (1,013 SQ FT)**

3 Elm Grove, Horsham, West Sussex, RH13 5HX



Summary

Available Size	1,013 sq ft
Rent	£22,100 per annum exclusive
Business Rates	Rateable Value of £9,200 with a UBR of 49.9 p in £. 100% small business rates relief available subject to a tenant's status
EPC Rating	D (93)

Location

The property is located on Elm Grove, in a predominantly residential area of Horsham, occupying a neighbourhood trading position within easy access of the A281 Brighton Road, opposite the junction with Bennetts Road.

Both Horsham's town centre and Horsham mainline railway station are conveniently located close by, both being approximately a 15-minute walk. The Forrest School is also located within a short walking distance.

Description

The property comprises a ground floor retail premises with the benefit of external storage and forecourt parking. The retail unit is understood to have originally been two separate unit which have been amalgamated. The external storage is located within the rear yard/gardens which are allocated for the use by the retail unit only.

The premises is currently configured as a butcher's, although could be re-configured to suit a wide range of uses.

Accommodation

The premises have the following approximate net internal floor areas:

Description	sq ft	sq m
Retail & internal storage	736	68.38
External storage	277	25.73
Total	1,013	94.11

Planning

The premises are understood to benefit from Use Class E under the Town & Country Planning Act (Use Classes) (Amendment) (England) Regulations 2020 meaning that the premises can be used for a wide variety of uses to include Retail, Financial & Professional Services, Café and Restaurant, Office, Research & Development of Products and Processes, Clinics, Health Centres, Creches, Day Nurseries, Day Centres and Gymnasiums.

Lease

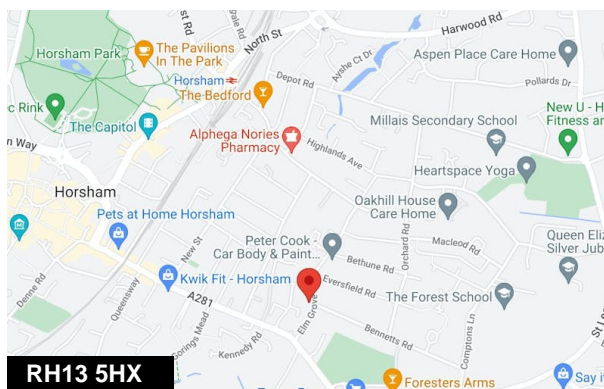
A new lease is available on terms to be agreed.

VAT

VAT is not applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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