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jenkins  
PROPERTY PEOPLE

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1 - 3 Stans Way, East Street, Horsham, RH12 1HU  
PRIME TOWN CENTRE RESTAURANT

# LOCATION



The property is situated within the prime semi-pedestrianised restaurant area of East Street, close to a wide variety of well-known restaurants and retailers including Wagamama, Cote, Giggling Squid, Ask and Pizza Express. The Carfax, West Street and Swan Walk are all within a close walking distance, as is the town's mainline railway station.

## Description:

The property comprises a mid-terrace two storey fully fitted restaurant over ground floor and first floors with basement storage (remote), situated within the town's prime semi-pedestrianised restaurant area.

## Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## Key Features:

- New lease
- Established restaurant location
- Character building
- Furniture/Fixtures & Fittings available by separate negotiation
- Considered suitable for other uses within Class 'E'

## Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM	Ground Floor Restaurant	442	41.06
First Floor Restaurant	532	49.42			
First Floor Open Restaurant/Landing	Area	1079.94			
First Floor Kitchen	170	15.79			
Basement Storage	327	30.38			
Total	1,578	146.59			

## Rent:

£34,000 per annum

## Terms:

Available on a new full repairing and insuring lease for a term to be agreed.

## Business Rates:

Rateable Value: £33000

Rates Payable: £14256 per annum

Interested parties are advised to contact Horsham District Council  
Tel: 01403 215100 or [www.horsham.gov.uk](http://www.horsham.gov.uk) to verify this information.

## VAT:

VAT is To be confirmed

## Legal Fees:

Each party to bear their own costs

## Anti Money Laundering:

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.











GET IN TOUCH  
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