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PROPERTY PEOPLE

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Unit 4a The Forum, Blackhorse Way, Horsham RH12 1NU

TO LET: MODERN TOWN CENTRE RETAIL UNIT - 5,083 SQ FT (472.23 M2)

# LOCATION



Horsham is an affluent market town offering an excellent living and working environment, one of the largest in West Sussex having a population of approximately 47,000 with a catchment area of approximately 250,000 inhabitants. The town's bus station is nearby, the mainline railway station within walking distance and the town benefits from good road links, lying between the A24 to the west and A23 (M23) to the east.

The premises form part of The Forum development, situated in Blackhorse Way at the junction of and with frontage to a pedestrianised walkway linking West Street and the Swan Walk Shopping Centre (Horsham's prime retailing area) to The Forum Plaza. Blackhorse Way car park is close by and nearby occupiers include Blacks, TK Maxx, Dunelm and Sainsbury's.



## Description

Ground floor retail/showroom premises considered suitable for a variety of uses subject to any necessary consents being granted, situated within the pedestrianised link between West Street and The Forum Plaza.

## Key Features

- New lease available
- Return frontage & side/rear loading
- Close to Blackhorse Way car park
- Busy pedestrianised trading location

## Accommodation

The approximate gross internal floor area is calculated to be approximately **5,083 sq ft (472.23 m2)**.

## Terms

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

## Rent

Rent on application.

## 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.

## EPC

Rating C - 66

## Business Rates

Rateable Value: £72,000

Rates Payable: £36,864 (2022/2023)

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 will be payable on the terms quoted.

## Legal Fees

Each party to bear their own legal costs involved in the transaction.

## Viewing Arrangements

Strictly via prior appointment through sole Agents Graves Jenkins.







GET IN TOUCH  
[gravesjenkins.com](http://gravesjenkins.com)



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