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PROPERTY PEOPLE

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102 Blackbridge Lane, Horsham RH12 1SA
TO LET: RETAIL UNIT IN NEIGHBOURHOOD PARADE - 594 SQ FT (55.18 SQ M)

LOCATION



The property is situated on the southern side of Blackbridge Lane within a popular mixed residential area approximately 500ms west of Worthing Road (A2237) close to Horsham town centre,. Local schools are within about 500ms.

Description

On the instructions of Horsham District Council

The premises comprise an end of terrace retail unit in a small parade of shops also comprising a convenience store. There is ample customer/public parking immediately in front of the parade. The parade is located just south west of Horsham town centre.

Key Features

- New lease available on flexible terms
- Popular residential area close to Horsham town centre
- No premium payable
- Considered suitable for a variety of uses (STNC)

Accommodation

The approximate net internal floor area is 594 sq ft (55.18 sq m)

Tender

To be submitted on the attached form and posted/delivered to Graves Jenkins to arrive no later than **noon on Friday 24 January 2025**

102 Blackbridge Lane Horsham - HDC Tender Form Credit Search Form.pdf - [click to download](#)

Following submission of a tender form, applicants may be required to provide references, a 12 month cash flow forecast and a business

plan. The successful tenderer will be required to enter into a new lease within six weeks or to submit the necessary planning application within two weeks of his/her tender being accepted by the Council.

Lease

Available on a new lease on terms to be agreed.

Rent

£13,000 per annum exclusive

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 - 54

Business Rates

Rateable Value: £7,300

Rates Payable: £3,642.70 (2024/25)

Qualifying businesses may benefit from small business rate relief reducing the total bill payable. For further information we recommend interested parties contact Horsham District Council on 01403 215100 or 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

Via prior appointment through sole Agents Graves Jenkins.







GET IN TOUCH
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