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13 Bartholomew Way, Horsham, RH12 5JL

LOCK UP RETAIL UNIT IN POPULAR NEIGHBOURHOOD CENTRE

# LOCATION



Bartholomew Way retail parade is situated adjacent to the Holbrook Surgery and Busy Bees Day Nursery and forms part of the Bartholomew Way neighbourhood centre, at the heart of a popular residential area to the north east of Horsham town centre and within 1/2 a mile of the A264 bypass and Littlehaven railway station.

Other occupiers on the parade include a multi discipline clinic, cosmetic dental practice and a Boots Chemist. The parade is served by a car park open to public use.

For exact location use what3words: [monkey.mess.torn](https://www.what3words.com/monkey.mess.torn)

## Description:

The premises comprise a self-contained end of terrace ground floor lock-up retail unit visible from Bartholomew Way. There is a tarmacked parking area providing 43 car parking spaces to the front of the parade and a service road provides access to the rear of the development.

## Planning

It is understood that planning consent was granted in May 2000 for A1/A2 , B1 and D1 uses (now all incorporated within Use Class E). Interested parties are recommended to seek further advice/clarification from the Planning Department at Horsham District Council.

## Tenure

Long leasehold - 250 years from 25 December 1997 at a peppercorn ground rent.

## 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:

- Popular neighbourhood centre

- Long lease (230+ years unexpired)
- Considered suitable for a variety of uses
- Potential to reconfigure accommodation to suit

## Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM	Ground Floor	Front sales area/office	394	36.60	Ground Floor	Office	133	12.36	Ground Floor	Store	615	67	Ground Floor	Kitchen	292	69	Total	617	57.32
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## Price:

Offers in excess of £185,000

## VAT:

VAT is Not applicable

## 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 purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.





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