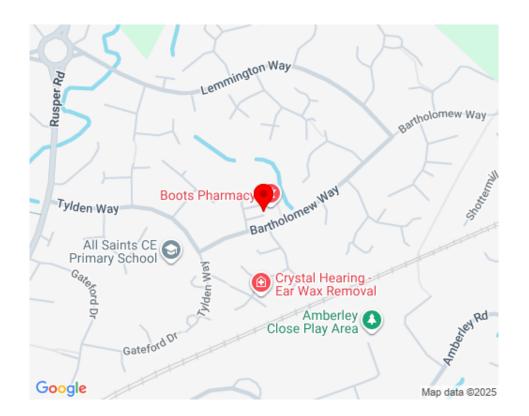






LOCATION



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

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.

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 gross internal floor area is calculated to be approximately 770 sq ft (71.5 m2).

The unit is currently laid out and partitioned to provide the following accommodation:-

Front sales area/office: 394 sq ft (36.60 sq m)

Office: 133 sq ft (12.36 sq m) Store: 61 sq ft (5.67 sq m) Kitchen: 29 sq ft (2.70 sq m)

Disabled WC

Tenure

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

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.

Price

Offers invited in excess of £185,000

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 - 74

Business Rates

Rateable Value: £8,200

Rates Payable: £4,092 (2025/26)

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 not be payable on the terms quoted.

Legal Fees

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

AML

The proposed purchaser will be required to satisfy all Anti Money Laundering requirements when Heads of Terms are agreed.

Viewing Arrangements

Strictly via prior appointment through sole Agents Graves Jenkins.









David Bessant

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