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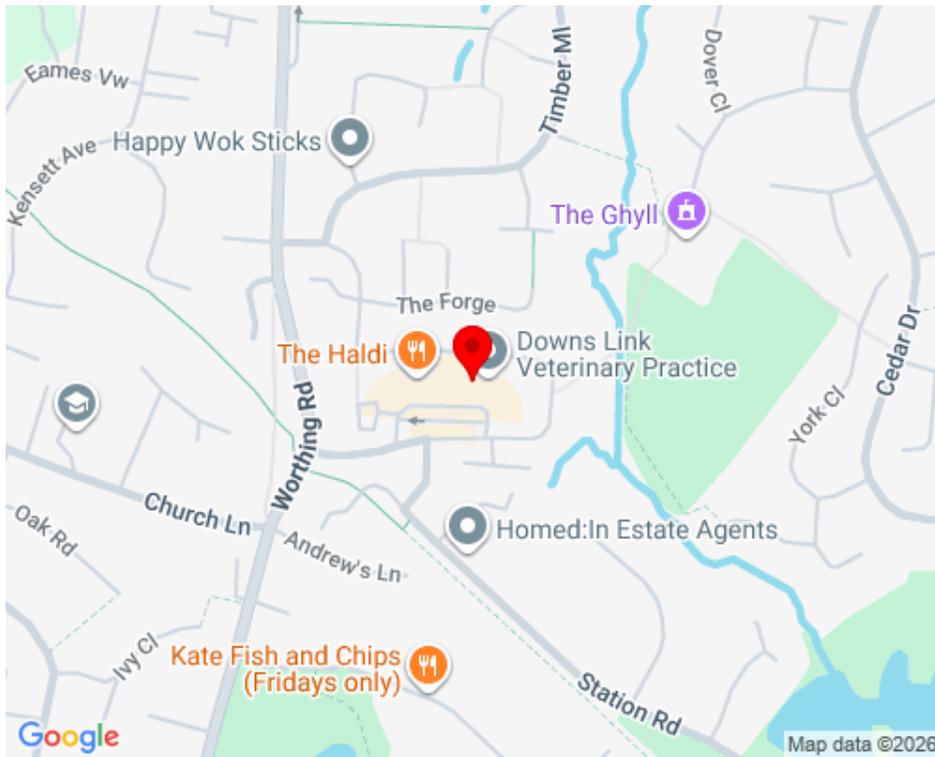
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4 Lintot Square, Southwater, RH13 9LA

FORMER HAIRDRESSING SALON ('E' CLASS) GROUND FLOOR RETAIL PREMISES WITHIN POPULAR VILLAGE SQUARE

LOCATION



The property is situated in a prominent position within a parade of several retail units in the centre of Southwater. Nearby occupiers include the Co-operative supermarket, Boots, Cubitt & West Estate Agents and The Lintot public house.

Lintot square was developed in 2006 as part of the village centre renewal project and comprises a good range of local and national retailers, along with residential and office units. A large central car park is provided for short term visitor car parking.

Southwater is a large and expanding village in the Horsham District of West Sussex with a resident population of approximately 11,000.

Description:

The premises comprise a self-contained, ground floor retail unit centrally and prominently located within Lintot Square. Previously occupied as a hairdressing salon, the premises are considered suitable for a variety of uses within Class 'E' or potentially other uses subject to all necessary consents.

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:

- Within popular village square
- Central visitors car park
- New lease on flexible terms
- No premium
- Considered suitable for a variety of uses

Rent:

£26,500 per annum

Service Charge:

A service charge is applicable towards the upkeep and maintenance of the building and common parts of Lintot Square. Details on application

Business Rates:

Rateable Value: £19750

Rates Payable: £8532 per annum

Small business rate relief could be available for qualifying businesses.

For further information we recommend interested parties contact Horsham District Council Rates Department on 01403 215100 or www.horsham.gov.uk to verify this information.

VAT:

VAT is Applicable

Legal Fees:

Each party to bear their own costs





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