



**102a BLACKBRIDGE LANE, HORSHAM, WEST SUSSEX, RH12 1SA**

- **GROUND FLOOR SHOP IN ESTABLISHED RETAIL PARADE**
- **AVAILABLE TO RENT**
- **292 SQ FT (18.79 m<sup>2</sup>)**
- **SUITABLE FOR A VARIETY OF USES**

**Colyer Commercial**  
CONSULTANT SURVEYORS

## Location

The shop is situated in a prominent position within a parade of shops, which includes a Newsagent and a Florist. The parade is located on the corner of Blackbridge Lane and Jockey Mead and is close to the junction with Worthing Road. Please click on the following link to find the location on what3words: <https://w3w.co/beside.page.forget>



## Description

The premises comprise a ground floor retail unit with prominent glazed frontage. The premises benefits from the following:

- WC facilities
- Suspended Ceiling with modern LED lighting
- Air conditioning
- Small Kitchenette
- Front forecourt parking.

## Accommodation

The premises have the following approximate net internal floor areas:

Floor	Sq m	Sq ft
Ground Floor Shop	17.63 m <sup>2</sup>	190 sq ft
Storage	8.36 m <sup>2</sup>	90 sq ft
Kitchen	1.16 m <sup>2</sup>	12 sq ft
Total Floor Area	18.79 m <sup>2</sup>	292 Sq Ft

## Lease

The premises are available to rent on a new effectively full repairing and insuring lease for a term to be agreed. There is an service charge with details upon request.

## Rent

Offers in the region of £7,000 per annum exclusive.

## Use

The premises are understood to benefit from Use Class E under the Town & Country Planning Act (Use Classes) (Amendment) (England) Regulations 2020 meaning that the premises can be used for a wide variety of uses to include Retail, Financial & Professional Services, Café and Restaurant, Office and other uses. Please make your own enquiries.

## Rates- small business rates relief available

We have been informed by the Local Rating Authority that the premises are assessed as follows:  
Rateable value: £3,450  
UBR (2023/2024) 49.9 p in £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable. The rates payable may be subject to transitional relief and small business rates relief.

## VAT

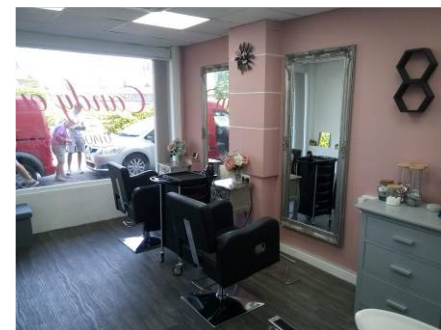
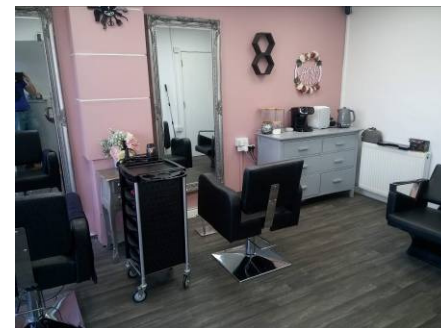
VAT is chargeable on the terms quoted above.

## Legal Costs

Each party to be responsible for their own legal costs.

## EPC

The building has an EPC rating of D – 86. Certificate available upon request.



Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

**STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS**

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