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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)

## 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](http://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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