

CLASS E OPPORTUNITY

HORSHAM

UNIT 43, SWAN WALK SHOPPING CENTRE



Description

Swan Walk Shopping Centre is located in the town centre of the affluent market town Horsham. The scheme is anchored by **Marks & Spencer, Boots, H&M** and **Next**. Other retailers include **JD Sports, New Look, Superdrug, Fat Face, Crew** and **Pandora**. The centre benefits from a 900 space car park with direct access onto The Mall.

The premises are located within the scheme adjacent to **EE** and **The Framing Centre**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground and first floors, comprising the following approximate areas:

Ground Floor Sales	1,283 sq. ft.	(119.19 sq. m)
First Floor Ancillary	721 sq. ft.	(66.98 sq. m)

Lease

The premises are available by way of a new effective full repairing and insuring lease for a term to be agreed.

Rent

£25,000

per annum exclusive.

Service Charge

The current service charge for the financial year is £12,196 per annum.

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£23,000
UBR (20/21)	0.499p

All parties are to advised to make their own enquires to the relevant authority.

EPC

The premises have an EPC rating of E 102. A full Energy Performance Certificate is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Strictly by appointment through joint agents, **Green & Partners**, contacting:

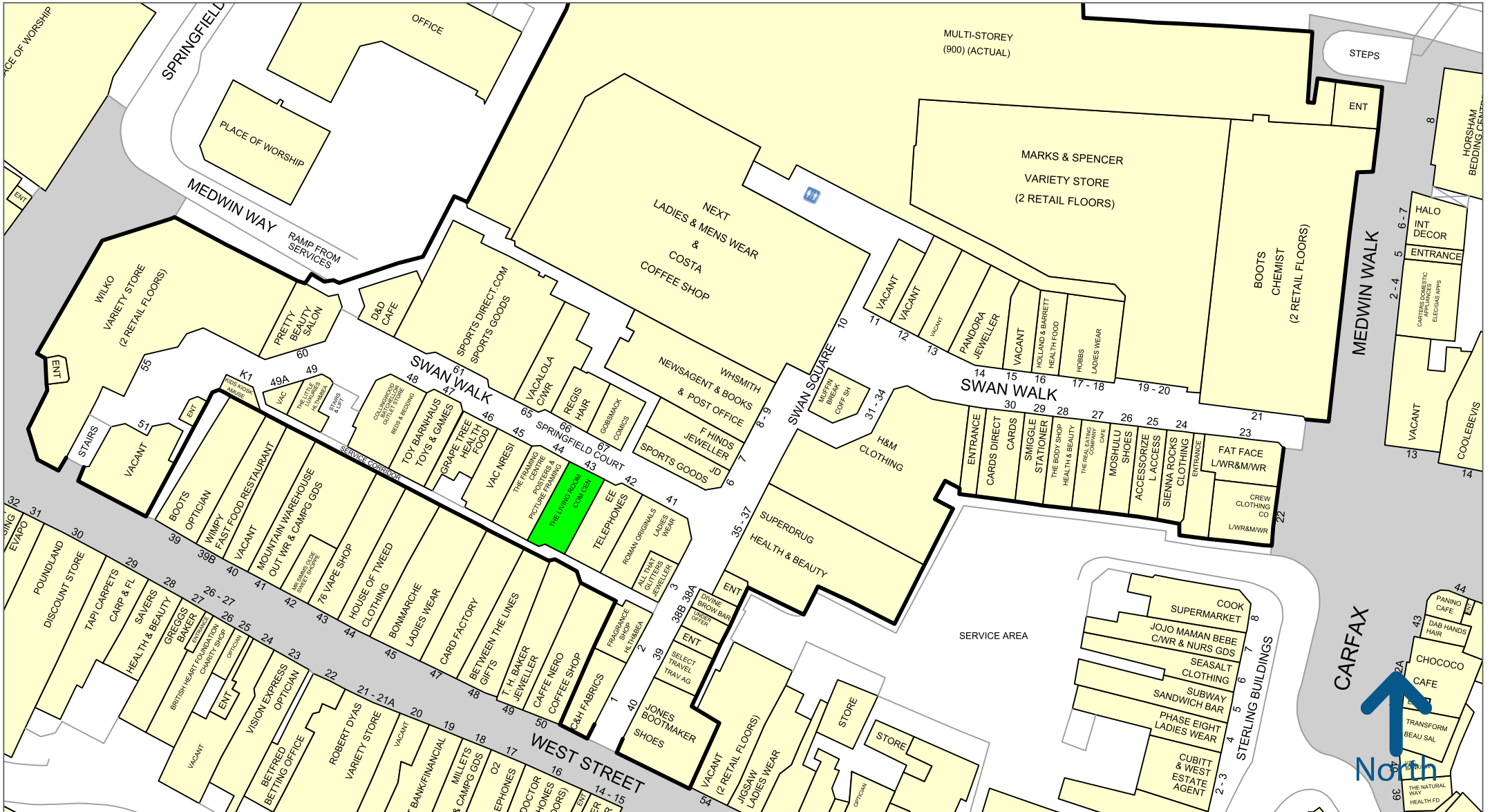
Harry Jeffery 020 7659 4837
harry.jeffery@greenpartners.co.uk

Mike Willoughby 020 7659 4827
mike.willoughby@greenpartners.co.uk

Or, **Prime Retail**, contacting:

Tim Lloyd 020 7016 5340
tim@primeretailproperty.com

Subject to Contract



50 metres

Experian Goad Plan Created: 25/10/2021
Created By: Green and Partners



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