

PRIME RETAIL OR LEISURE UNIT TO LET

Unit 27, Swan Walk, Horsham

West Sussex, RH12 1HQ



Savills London

33 Margaret
Street London
W1G 0JD

savills.co.uk



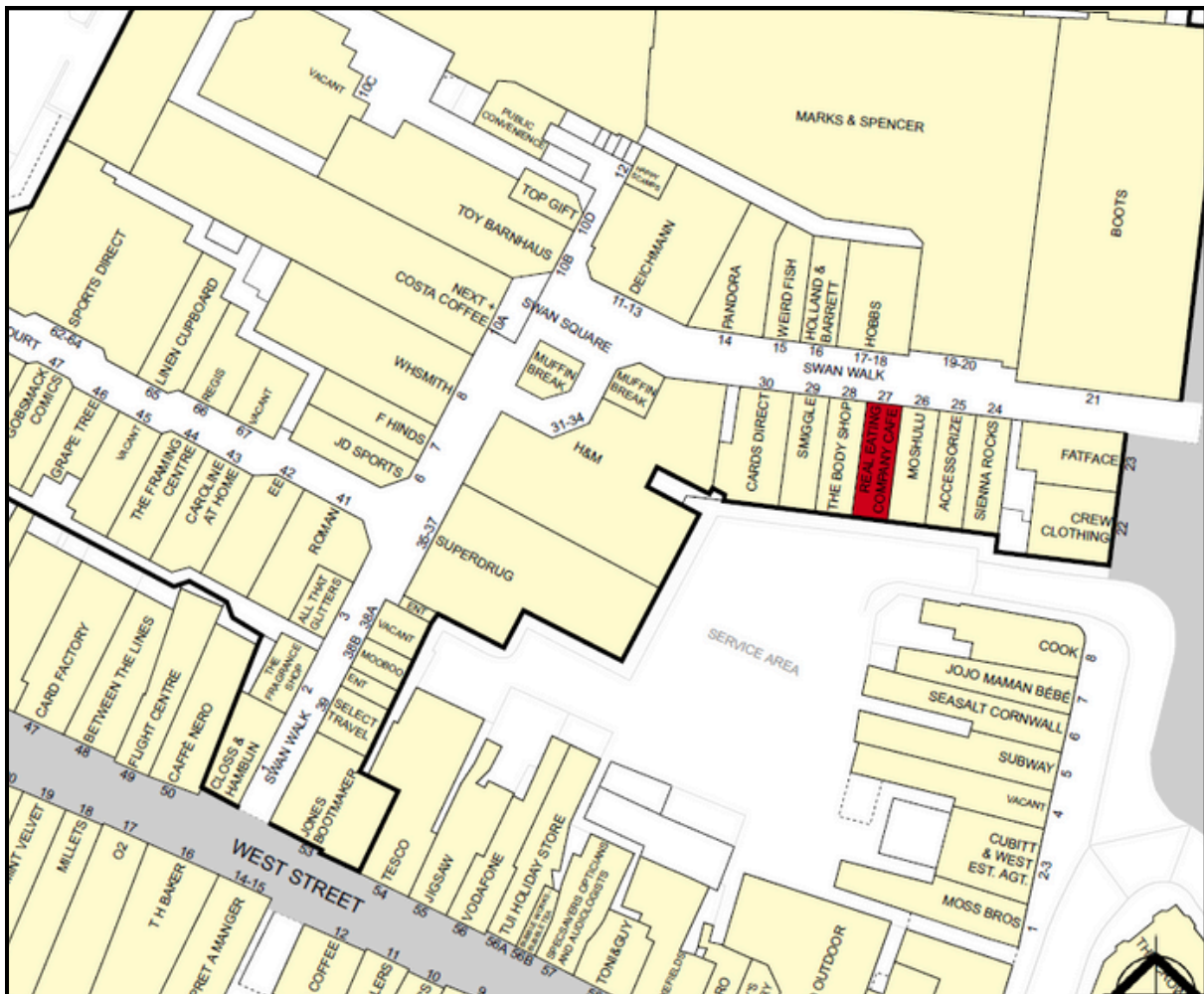
Location

- Swan Walk is anchored by a 81,230 sq. ft M&S with other tenants including H&M, Hobbs, Holland & Barrett and Crew Clothing.
- The premises is situated within a busy mall, close to one of the main entrances and would lend itself well to a cafe or deli given the previous tenants use.
- The scheme benefits from 6.7 million footfall and a 900 space car park.
- Swan Walk is located a short 4 minute drive away from Horsham Train Station, providing regular services into London.
- Nearby occupiers include **Boots, Next, Pandora, Muffin Break** and **JD Sports**.

Accommodation

The unit is arranged over ground and first floor only, providing the following net floor areas:

Ground Floor :	753 sq ft	69.95 sq m
First Floor :	825 sq ft	76.64 sq m
Total :	1,578 sq ft	146.60 sq m



Viewing & further information

Strictly by prior arrangement only with:

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Or alternatively via our joint agent:

Jonathan Mack
Jm@crickmay.co.uk
07557 562 699



Rent

£36,000 per annum.

Tenure

The property is available by way of a new lease, for a term to be agreed.

Rates

Rateable Value (2024/25) £30,000pa

UBR: £0.49p

Rates Payable: £14,970pa

Parties are advised to make their own enquiries with the Local Authority

Service Charge

The current service charge for the financial year is £16,699 per annum.

Use

The premises currently benefits from Class E use which includes various commercial uses including Retail, Restaurant, Office or Gym space without the need for change of use.

Legal Costs

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

EPC

A valid EPC for this property can be made available upon request.




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