

**FOR SALE**

**FREEHOLD FOR SALE  
MIXED USE RETAIL AND RESIDENTIAL INVESTMENT**

1 The Parade, Caterways, Horsham, RH12 2AL



## Summary

<b>Available Size</b>	1,082 sq ft
<b>Price</b>	Offers in the region of £350,000
<b>Business Rates</b>	The ground floor has a Rateable Value of £10,750 with a UBR of 43.2 p in £. The flat falls within Council Tax Band B
<b>EPC Rating</b>	Property graded as B-C (Retail: B -26 and the Flat: C -69)

## Location

The property is situated to the west of Horsham town centre, just off Merryfield Drive. The neighbourhood parade includes a convenience store/post office, a hairdressers, a computer shop and an estate agents. The Coot public house is also just opposite the parade.

Furthermore, the parade benefits free convenient parking to the front of the retail units.

## Description

The property consists of a ground floor lock-up shop arranged as a reception area, treatment room, kitchen, WC, and a storage cupboard. Above, there is a self-contained flat over first and second floors, accessed via an external staircase, comprising two bedrooms, a living room, a kitchen, a bathroom, and a loft conversion which we understand to be fully compliant for use as a third bedroom. The flat has recently had a boiler and central heating installed, and has been redecorated and re-carpeted throughout. Additionally, the premises include a garage that is situated to the rear of the property.

## Accommodation

The accommodation comprises the following approximate net internal floor areas:

Description	sq ft	sq m
Ground Floor Retail	573	53.23
First Floor Flat	450	41.81
Loft Area	59	5.48

## Tenure

The property is available by way of a sale of the freehold interest, subject to the existing tenancy.

## Tenancy

The ground floor is let to a private individual, trading as Becky's Lashes by way of an effectively full repairing and insuring 10 year lease from 01 February 2023 at the current rent of £12,000 per annum. There is a tenant only break and an upward only rent review applicable in February 2028. The lease is held outside of the Landlord & Tenant Act 1954. It is anticipated that the flat could command a rental level of circa £14,400 per annum.

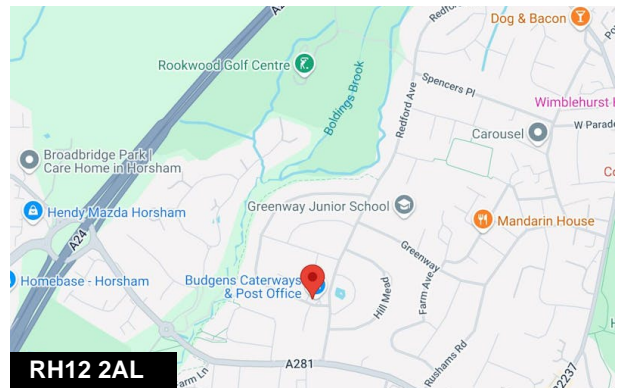
The flat comes with vacant possession.

## VAT

VAT is understood not to be applicable.

## Legal Costs

Each party to be responsible for their own legal costs.



## Viewing & Further Information



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