

**111 New Street and The Studio, Victoria Street, Horsham
West Sussex RH13 5EA**

2 Adjoining Properties with planning consent for clinic/surgery or training uses

For Sale

274 sqft & 325 - 599 sqft net useable combined



Location

New Street links Brighton Road with Station Road, close to the town centre of Horsham. The property is situated midway between the junctions of New Street with Devonshire Road and Cambridge Road and on the corner with Victoria Street. It occupies a prominent corner position. Horsham Railway Station is less than a ten minute walk to the north. The surrounding area is predominantly residential.

Description

There are two lots available, either separately or as a whole:

The ground floor rear is an established complementary medicine and training centre, comprising of forecourt parking, entrance hall with 2 large treatment rooms and WC cloakroom facilities.

The ground floor front has 2 parking spaces, entrance hall, large waiting room, good-sized treatment room with storage facilities and cloakroom. This is an established Sports Physiotherapy and Complementary medicine clinic and is subject to a lease of £12,000 pa which terminates September 2011 (earlier possession may be negotiated).

Accommodation

111 New Street: Ground Floor: 274 sq ft plus self contained one bed first floor flat (sold)

The Studio, Victoria Street: 325 sq ft

Terms

The freehold of the entire property is for sale for £254,950, with the benefit of the income from the first floor of £200 per annum and the ground floor front clinic of £12,000 pa until 29/9/11.

Alternatively the front section is available separately for £127,000 with the benefit of the income from the first floor flat and clinic.

The rear studio is available separately at £137,500.

Business Rates

A single rating assessment exists for the entire ground floor of the property as follows:

Rateable Value: £6,600.00 Rates Payable (2010/11): £2,686.20

If separated, a new assessment will be required. Small business rates relief may be available to interested parties.

Viewing

Strictly by appointment through sole agents Henry Adams Commercial on 01243 521800 (Attn: Alex Medhurst) or the Henry Adams Horsham office on 01403 282510 (Attn: Robert Crawford Clarke).

