TO LET

100% PRIME TOWN CENTRE RETAIL UNIT

16 West Street, Horsham, West Sussex, RH12 1PB

T:01403 264259 | crickmay.co.uk

Location

Due to Next's relocation to a new 18,000 sq ft unit within Swan Walk, their current premises will be available within West Street, being the prime pedestrianised retailing area of the town, along with Swan Walk Shopping Centre. Nearby traders include Pret a Manger, Robert Dyas, Joules and Vision Express. The entrance to Swan Walk, the Carfax and the semi-pedestrianised East Street are all situated close by.

Horsham, being one of the largest West Sussex towns, is located on the A24 close to its junction with the A264 which provides a direct link to the South East motorway network. Horsham's mainline railway station is a short walk from the town centre and provides direct services to London Victoria in approximately 50 minutes.

Description

Premises comprise retail accommodation over ground and first floors.

Amenities

- Rear loading
- Lift
- Stores
- Office to the rear
- Staff room
- Male and female WC's

Accommodation

The premises have the following approximate gross internal floor areas:

Accommodation	Size	Size
Net frontage	10.2 m	33' 5"
Ground Floor	278.71 sq m	(3,000 sq ft)
First Floor	278.71 sq m	(3,000 sq ft)
Total	557.42 sq m	(6,000 sq ft)

Lease

A new full repairing and insuring lease is available on terms to be agreed.

VAT

VAT will be applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.

Rent

£125,000 per annum exclusive.

Energy Performance Rating

This property has been graded as D (93)

Business Rates

Rates Payable: £48,636 per annum
(based upon Rateable Value: £96,500 and UBR: 50.4p)

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable.

Viewing & Further Information

Contacts & Enquiries

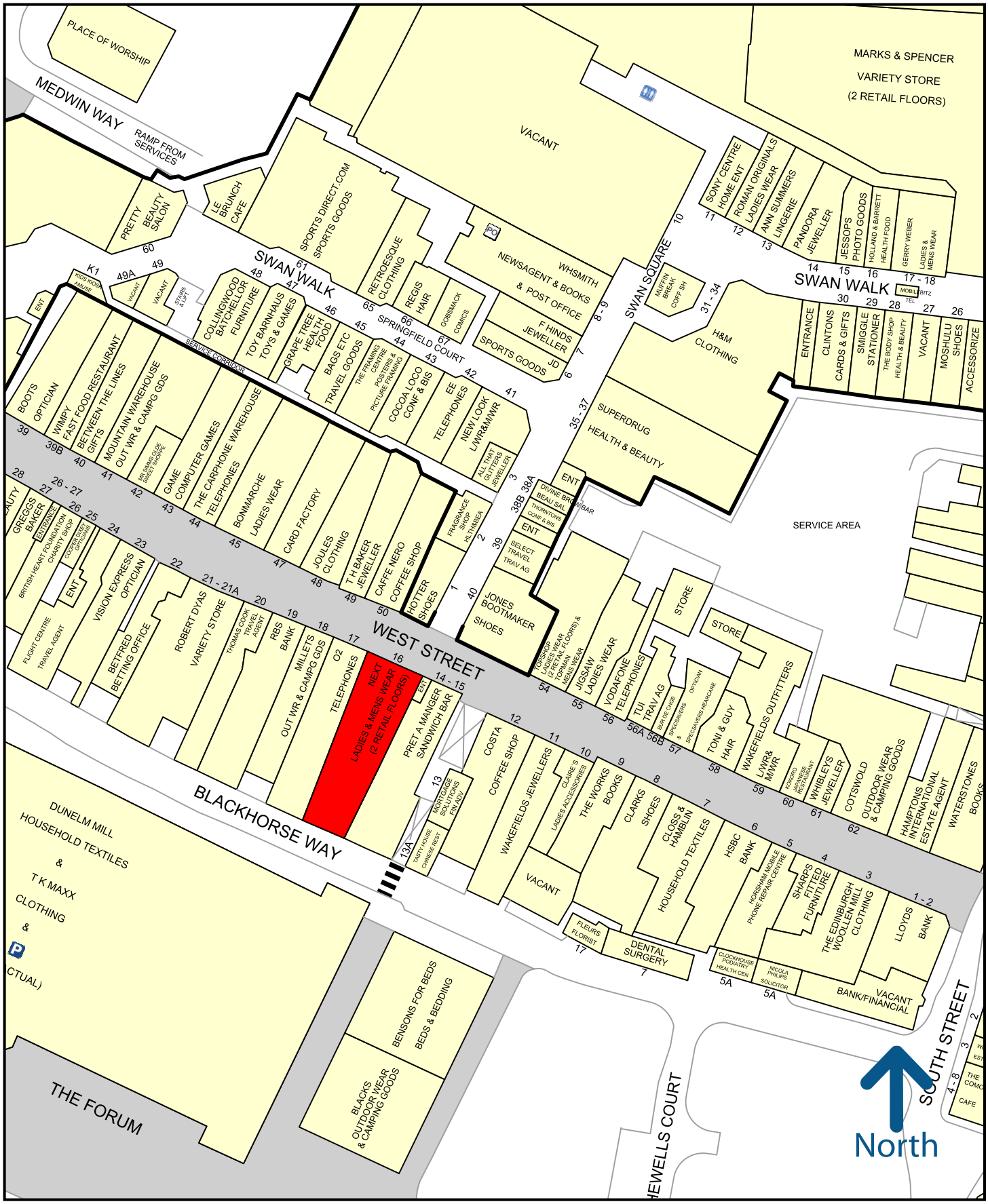
Jonathan Mack
01403 756510
jm@crickmay.co.uk

Adam Walker
01403 756501
ahw@crickmay.co.uk

Crickmay Chartered Surveyors
22 London Road, Horsham, West Sussex, RH12 1AY
T:01403 264259 **crickmay.co.uk**

Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable. © 2020 Crickmay - Date: 05/04/2020

Horsham



50 metres

Experian Goad Plan Created: 09/01/2019
Created By: Crickmay

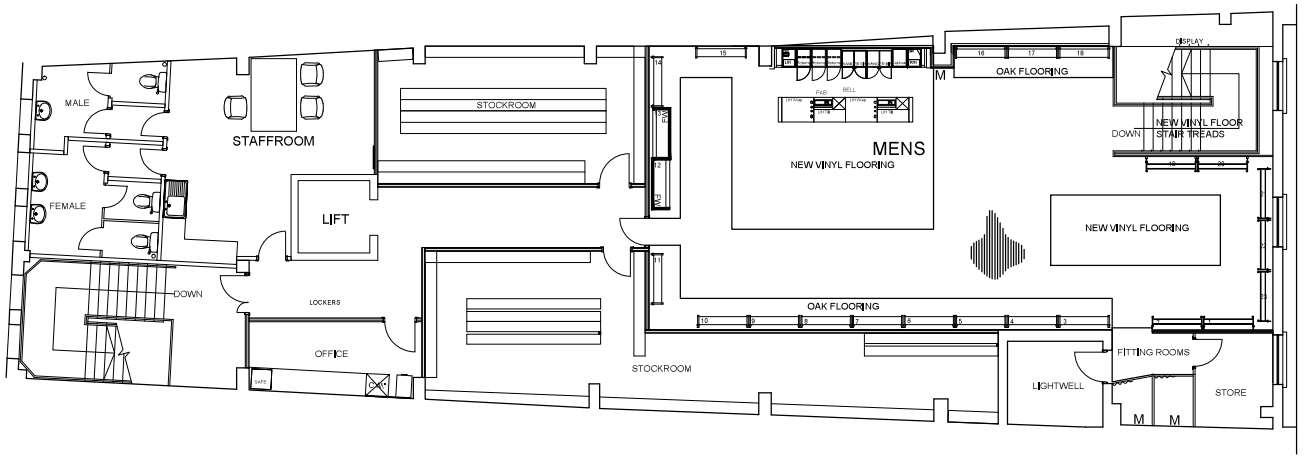
Map data

Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

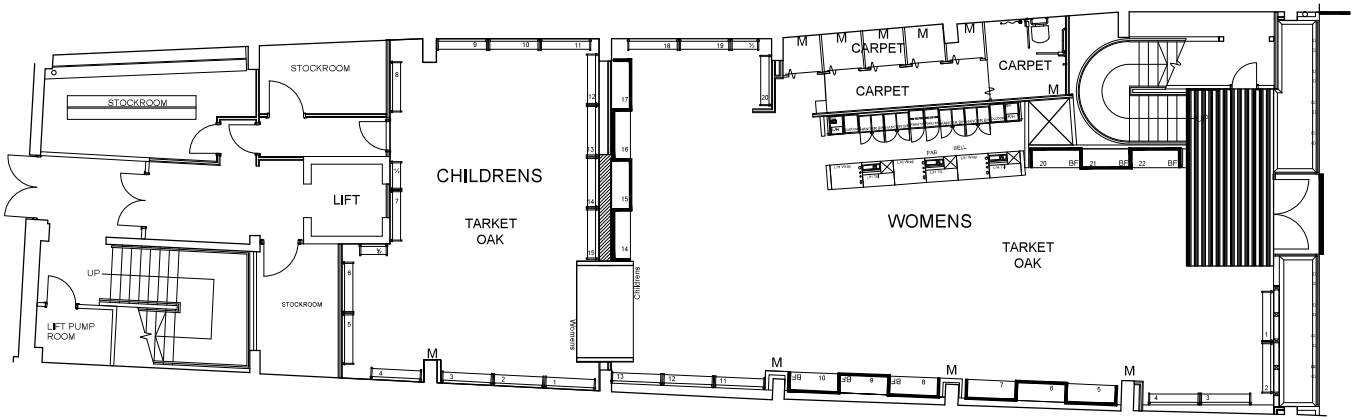
For more information on our products and services:
w.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

DO NOT SCALE FROM PRINT IF IN DOUBT ASK

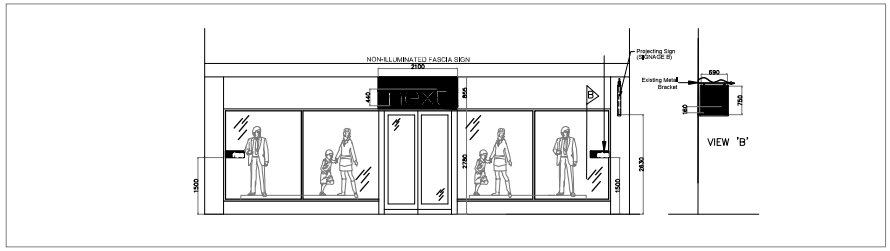
0 1 3 5m
1:100
0 1m 2m
1:50



FIRST FLOOR PLAN



GROUND FLOOR PLAN



Notes

Escape lighting to be designed & provided in accordance with BS5266
Emergency Lighting: Part 1: Current Edition.

Doorways providing access to an escape route and fire doors throughout the building to be marked where appropriate with signs in accordance with BS5499: Part 1: Current Edition; signs to incorporate graphic symbols.

Doors on escape routes to be readily openable and operated without the use of a key and with a single action mechanism. Where security is required to final exit doors panic fastenings shall be provided.

Fire resisting doors to be FD30 or FD30s where appropriate, or such period as indicated. Doors and frames fitted with intumescent strips and cold smoke seals where necessary.

Smoke detection to be designed & provided in accordance with BS 5839:Part 1: Current Edition

All new partition will be constructed using a metal stud frame with 12.5mm plasterboard both sides.

All new partitions to be extended full height to the underside of the structure soffit unless otherwise stated.

All new partitions to provide half hour fire resistance unless otherwise stated.

All surfaces within circulation areas to provide class 'O' surface spread of flame. Within all other rooms class '1' to be achieved.

GENERAL NOTES

1.00 All works carried out by the Main Contractor and all sub Contractors are to be carried out fully in accordance with the scope of works and specification appertaining to this project , current standard details and read in conjunction with the tender documents.

1.01 The Contractor is to carry out the works in accordance with the Next standard Health and Safety Rules and Conditions for Contractors.

1.02 The Contractor shall abide by the standard contract conditions as noted on the official order.

1.03 Any queries or discrepancies must be checked and agreed with Next prior to submitting a tender.

1.04 These drawings are to be used for tender and reference purposes only. All works to be carried out to the approved 1:20 setting out layouts.

1.05 All dimensions are to be checked and confirmed on site.

1.06 All works and materials are to be fully in accordance with the current British Standard Code of Practice.

1.07 All works are to be carried out in accordance with current Building Regulations and local byelaws and where applicable Section 20 of the London Building Acts 1930.

1.08 All works are to be carried out in accordance with approvals obtained and notified by Next under Planning, Building Regulations, Fire Officer, Environmental Health, Landlords, Developers Rules and Regulations and Tenants Guides.

1.09 All works to comply with the Health and Safety at Work Act and Regulations.

1.10 The Contractor must visit site during the tender period to ascertain all site conditions and services and satisfy himself with the precise nature of the works intended. After tendering no additional costs will be accepted for lack of knowledge of site conditions.

1.11 The Contractor shall allow all removals to facilitate the new works.

1.12 The works will be phased unless otherwise stated on the enquiry letter. The Contractor should submit a brief phasing proposal within the overall time scale suggested, with his tender documents.

1.13 All electrical work to be carried out in accordance with the latest edition of the NICEIC Regulations and where applicable in accordance with section 20 of the London Building Acts 1930.

1.14 All structural works shall be fully in accordance with the structural engineer's details, drawings, method of work statement.

1.15 All new steelwork is to be supplied and erected to the design and details shown on the structural engineer's drawings.

1.16 New steelwork fabrication and erection shall be in accordance with the current British Standard Code of Practice.

1.17 Steelwork Contractor is to be responsible for taking his own site dimensions and agreeing these with the main Contractor prior to fabrication.

1.18 All plumbing works are to be in accordance with the Building Regulations and water supply authorities' byelaws, British Standards and relevant codes of practice.

1.19 Sprinkler works where required are to be in accordance with the latest edition of the Fire Officer's committee rules and regulations set out in tenants' guide where applicable.

1.20 The sprinkler installation is to be carried out strictly to suit the Main Contractor's approved 1:20 layouts.

1.21 All glazing, external and internal to comply with the relevant codes of practice Glass and Glazing Federation recommendations and Part N of the Building Regulations 1993.

STORE NAME	HORSHAM 474			DATE			CEILING HEIGHTS	
DEPTS	CARCASE EQUIVALENTS			SALES SQ FT		GRADE		
	EXISTING			EXISTING			MAIN	COFFER
	PIER	CF	TOTAL					
WOMENS	23.5	0.0	23.5	1748				
MENS	21.0	0.0	21.0	1626				
CHILDRENS	15.5	0.0	11.5	819				
HOME	0.0	0.0	1.0	0				
SPORTS	0.0	0.0	1.0	0				
PERFUMERY	0.0	0.0	1.0	0				
CRSY	0.0	0.0	1.0	0				
TOTAL			61.0	3993				

MAXIMUM USABLE SQ FT							NETT TO USABLE
FLOOR LEVEL	BASEMENT	GROUND	MEZZ	SECOND	THIRD	TOTAL	%
SQ FT	0	3138	3080	0	0	6218	64

NOTE: THE ABOVE CARCASE EQUIVALENTS EXCLUDE SLATS AND DOWEL RACKS AND NON-STANDARD CENTRE FLOOR EQUIPMENT

REV DATE DRAWN REVISIONS

Shopfitting Department
Desford Road
Enderby
LE19 4AT
Tel +44 (0) 844 844 8888
Tel +44 (0) 116 284 2111

ADDRESS:
16 WEST STREET
HORSHAM
WEST SUSSEX
RH12 1PB

PROJECT:

DRAWING TITLE:
EXISTING LAYOUT
PLANS AND ELEVATION

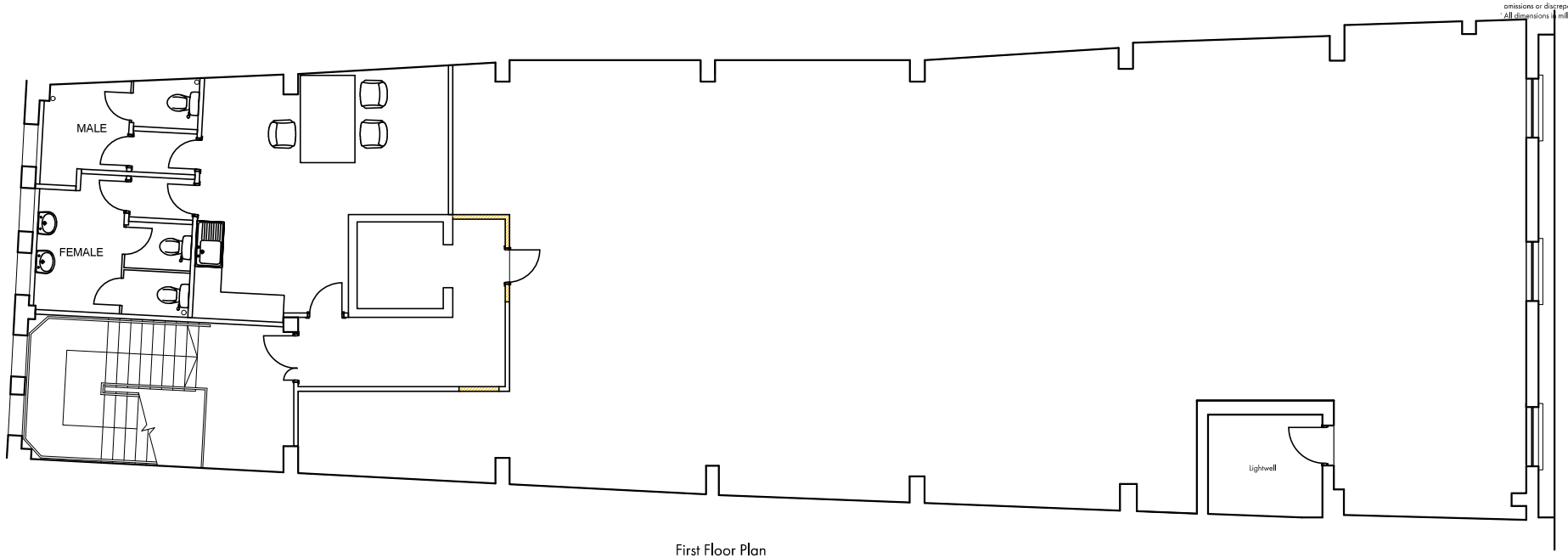
DRAWING NUMBER:
HORSHAM 474-060-001

SCALE 1:100 @ A2
DATE 16 03 09

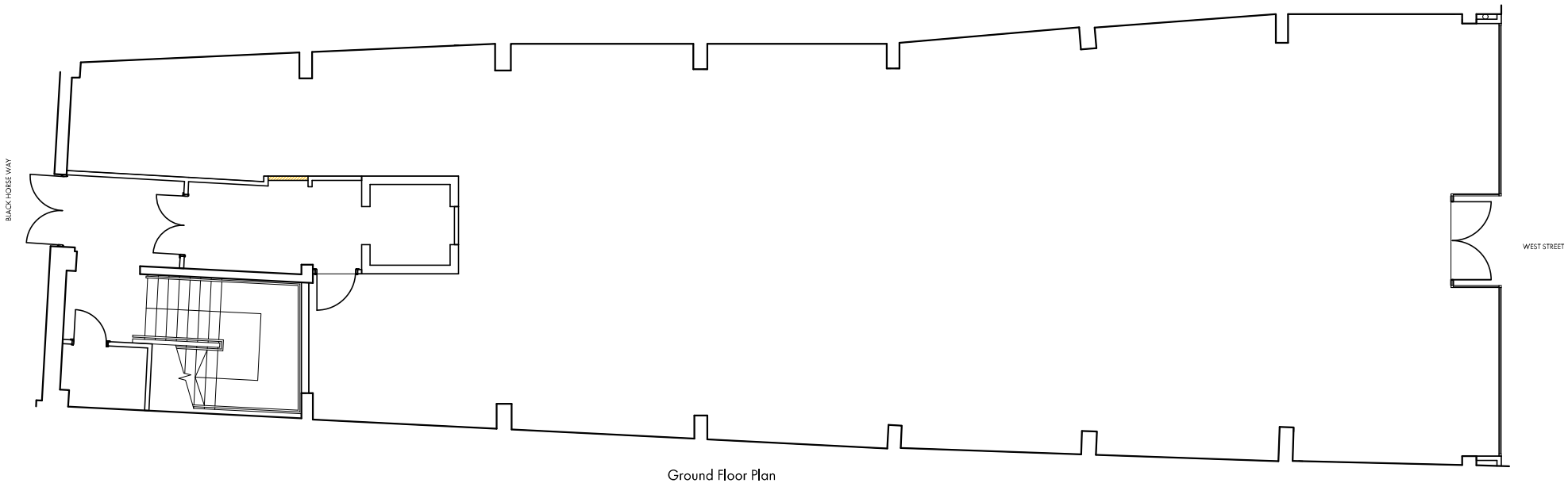
DRAWN BY: SCR
REVISION /

Copyright, © RDJW Architects Limited 2017 - Registered in England and Wales No. 02735336

General Note(s):
- This document contains confidential and proprietary information that cannot be reproduced or divulged, in whole or in part, without prior written authorisation from RDJW Architects Limited.
- RDJW Architects Limited is to be notified immediately of suspected omissions or discrepancies.
- All dimensions in millimetres, unless otherwise stated.



First Floor Plan



Ground Floor Plan

rdjwarchitects
RDJW Architects Limited
Quoin House · 9-11 East Park ·
· Crawley · West Sussex · RH10 6AN ·
Tel · +44 (0)1293 404 300
Email · info@rdjw.co.uk Web · http://www.rdjw.co.uk
RIBA Chartered Practice

FOR DISCUSSION

Project Title
Proposed Retail Subdivision
16 West Street, Horsham,
West Sussex

Drawing Title
As Existing Ground & First Floor Plans

-	Revision Notes...	DD.MM.YYYY	XXX

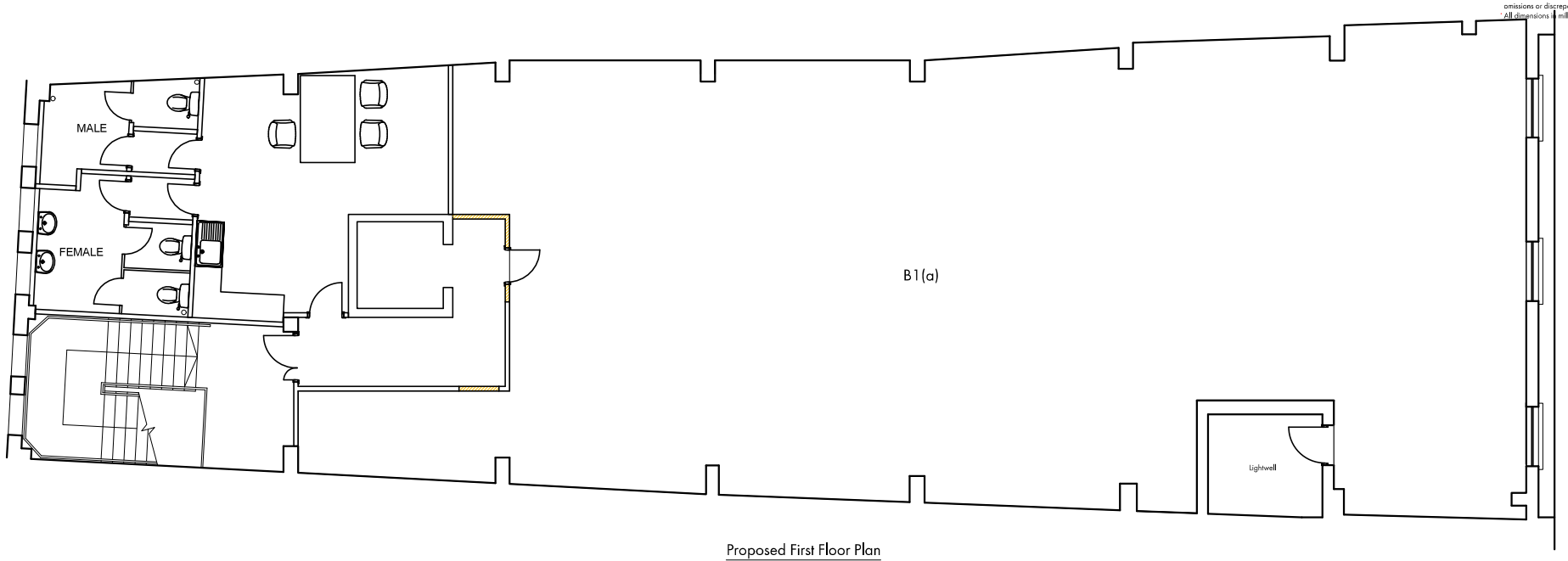
Originator	Approved	Date	Scale
JMG		02.05.2019	1:50 @ A1

Drawing No.	Rev.	Sheet No.
5507-002	-	1/1

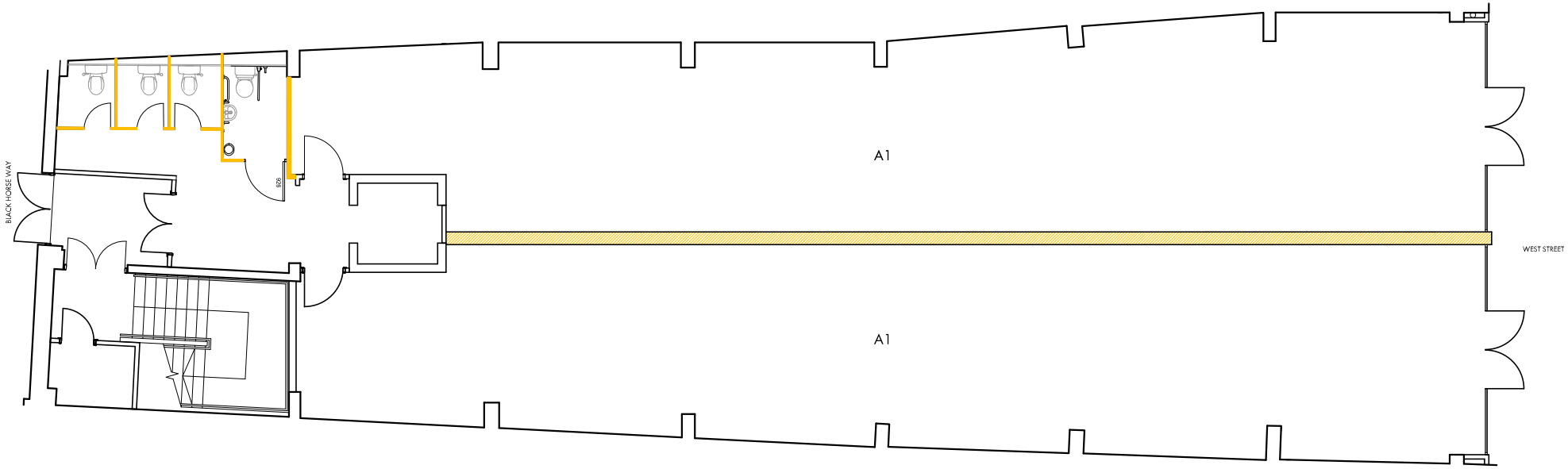
Copyright, © RDJW Architects Limited 2017 - Registered in England and Wales No. 02735336

1:50 / 1:1 — 0 1 2 3 4 5 m — 0 0.1 m — NORTH

General Note(s):
- This document contains confidential and proprietary information that cannot be reproduced or divulged, in whole or in part, without prior written authorisation from RDJW Architects Limited.
- RDJW Architects Limited is to be notified immediately of suspected omissions or discrepancies.
- All dimensions in millimetres, unless otherwise stated.



Proposed First Floor Plan



Proposed Ground Floor Plan

rdjwarchitects
RDJW Architects Limited
Quoin House · 9-11 East Park ·
· Crawley · West Sussex · RH10 6AN ·
Tel · +44 (0)1293 404 300
Email · info@rdjw.co.uk Web · http://www.rdjw.co.uk
RIBA Chartered Practice

FOR DISCUSSION

Project Title
Proposed Retail Subdivision
16 West Street, Horsham,
West Sussex

Drawing Title
Proposed Ground and First Floor Plans

A Uses updated			20.06.2019 AL
Originator AL	Approved	Date 03.06.2019	Scale 1:50 @ A1
Drawing No. 5507-005	Rev. A	Sheet No. 1/1	