

Highlights

- **Affluent Demographic**
- **Footfall of 8 million**
- **900 parking spaces with access directly onto mall**

The centre is anchored by **Marks & Spencer** and **Boots** with other retailers including **Pandora**, **New Look**, **Crew Clothing** and **Fat Face** with the new 18,500 sq ft **H&M** now open.

Location

The unit has a prominent position in the prime section of the mall, benefitting from strong footfall. Nearby retailers include M&S, Boots, Accessorize and The Body Shop.

Viewing is strictly by appointment with:

Richard Yendle

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Ryan Kennedy

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No direct approaches or viewings are to be undertaken
SUBJECT TO CONTRACT AND VACANT POSSESSION

FATFACE
UNITED KINGDOM

NEW
LOOK

M&S
EST. 1884

CREW
CLOTHING Co.

H&M

PANDORA
UNFORGETTABLE MOMENTS

Accommodation

The premises will provide the following configuration and net internal floor areas:-

Ground Floor	878 sqft
First Floor	812 sqft

Rent

£60,000 per annum
exclusive of rates,

Service Charge

£8,897

Tenure

The property is available on a new 10 year effective full repairing and insuring lease subject to 5 yearly upward only rent reviews.

Rates

Rateable Value	£53,500
UBR	49.3p
Rates Payable (per annum)	£25,787

EPC - available on request

Swan Walk Horsham

