

## 45, Swan Walk, Horsham, West Sussex, RH12 1HQ

# RETAIL UNIT AVAILABLE

### Summary

- New lettings in the centre to Next, Tiger and Anytime Fitness
- Affluent Demographic
- Footfall of 8 million
- 900 parking spaces with access directly onto mall

### Location

The unit sits within close proximity to major footfall drivers Sports Direct and Wilko. Other nearby retailers include EE, New Look and JD Sport.

### TENURE

The property is available on a new lease on terms to be agreed.

### Rent

£35,000

*exclusive of rates, service charge and VAT (if applicable).*

### Rates

Rates Payable (2018/2019): £12,201.75 per annum  
*(based upon Rateable Value: £24,750 and UBR: 49.3p)*

### Service Charge

£11,417 per sq ft

### EPC

Available upon request.



### Viewing & Further Information

Viewing is strictly by appointment with:

#### Richard Yendle

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#### Ryan Kennedy

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