

## FOR SALE

## FREEHOLD PROPERTY COMPRISING A 3 BEDROOM HOUSE AND ADJOINING LOCK-UP SHOP

(SHOP CURRENTLY SERVING AS A BEAUTY SALON)

## APPROXIMATE GROSS INTERNAL FLOOR AREA - 1,133 SQ FT (105.3 SQ M)



An extensive photo gallery can be viewed online through www.henryadamscommercial.co.uk

# 1 SWINDON ROAD, HORSHAM WEST SUSSEX RH12 2HE

Henry Adams (Horsham) LLP 50 Carfax, Horsham, West Sussex RH12 1BP 01403 282519 horsham@henryadams.co.uk henryadams.co.uk

Residential / Commercial / Rural / Development / Auctions

Robert Crawford Clarke BSC AGRIC MRICS Howard Ball MNAEA MARLA Consultant: Eddie Jenkinson BA (Hons) MRICS IRRV. Henry Adams (Horsham) LLP is a limited liability partnership which operates under licence and is independently owned. Registered in England and Wales No. OC339620. Registered office 50 Carfax, Horsham RH12 1BP. VAT No. 938 6934 67 Regulated by the RICS (Royal Institution of Chartered Surveyors)

#### LOCATION

Swindon Road is located in the highly sought after west side of Horsham, close to Horsham Park. The train station and town centre lie within a 10 minute walking distance. The property lies within the catchment for Tanbridge House School, Trafalgar Community Infants (both rated 'outstanding' by Ofsted) and Greenway Academy. Horsham is a vibrant, prosperous and historic market town with excellent shopping and leisure facilities. Horsham Station offers excellent rail services to London Victoria, Gatwick and south coastal towns.

#### DESCRIPTION

A semi-detached freehold building compromising a shop over ground floor with spacious living accommodation arranged over ground and first floors.

#### COMMERCIAL ASPECT

Shop	12′4 x 9′10
Treatment Room	9′10 x 7′3

#### **RESIDENTIAL ASPECT**

The accommodation comprises of an entrance hall with stairs to the first floor and doors to the sitting room and dining room. The sitting room has a feature fireplace. The dining room forms the heart of the house and provides access into the attached shop. Which has adjoining treatment room to the rear. The shop has independent access. The kitchen has a built-in oven and hob with an extractor fan above and has a door to outside. The ground floor bathroom can be accessed from the kitchen.

To the first floor are three bedrooms and a "Jack and Jill" shower room. Outside to the front of the property is off street parking for two cars and a private garden.

The rear garden is accessed via the twitten through a gate, and is triangular in shape with a paved area to the side of the kitchen and dining room. This part of the garden offers of degree of privacy and has outside points. There is a further patio area at the rear where there is an additional garden area with a small area of grass and planting beds and a shed at the rear.

<u>Ground Floor</u>	
Dining room	12'9 x 11'0
Kitchen	9'6 x 7'11
Sitting Room	12'5 x 12'0
Bathroom	8′2 x 5′11
<u>First Floor</u>	
Bedroom 1	15′5 x 10′11
Bedroom 2	11′1 x 9′7
Bedroom 3	9'7 x 8'1

#### PRICE

£435,000

#### **BUSINESS RATES & COUNCIL TAX (2017/2018)**

#### <u>Business Rates</u>

The current Rateable Value advertised online by www.gov.uk is  $\pm 1,450$ . The Uniform Business Rate for 2017/2018 is 46.6p in the  $\pm$  making the Rates Payable  $\pm 675.70$ . Subject to status, there is a 100% Small Business Rates Relief available.

#### Council Tax

We understand that the residential accommodation falls within Council Tax valuation Band C (£1,399.56)

Interested parties are advised to contact Horsham District Council on 01403 215 100 to verify the above figures.

#### VIEWING ARRANGEMENTS

By appointment with sole selling agents Henry Adams, 50 Carfax, Horsham, West Sussex RH12 1BP

#### CONTACT

Andrew Mark Algar BA (Hons) - Head of Commercial Agency

01403 282 519

#### 07868 434 449

andrew.algar@henryadams.co.uk

## ATHROOM 8'2 (2.49) 5'11 (1)8 KITCHEN 9'6 (2.90) 7'11 (2.41) BEDROOM 3 9'7 (2.92) x 8'1 (2.46) ROOM 9'10 (3.00) 7'3 (2.21) **DINING ROOM** BEDROOM 2 12'9 (3.89) x 11' (3.35) 11'1 (3.38) x 9'7 (2.92) BEDROOM 1 15'5 (4.70) x 10'11 (3.33) SITTING ROOM 12'5 (3.78) x 12' (3.66) SHOP 12'4 (3.76) 9'10 (3.00) GROUND FLOOR FIRST FLOOR 1 Swindon Road, Horsham, RH12 2HE APPROX. GROSS INTERNAL FLOOR AREA 1133 SQ FT 105.3 SQ METRES (INCLUDES SHOP / TREATMENT ROOM) Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. Copyright nichecom.co.uk 2017 Produced for Henry Adams REF: 186468

#### **FLOOR PLANS**

### **ENERGY PERFORMANCE CERTIFICATES**

#### Available upon request

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