



Henry Adams

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

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Residential / **Commercial** / Rural / Development / Auctions

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 comprising 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.

Ground Floor

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

First Floor

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)

Business Rates

The current Rateable Value advertised online by www.gov.uk is £1,450. The Uniform Business Rate for 2017/2018 is 46.6p in the £ making the Rates Payable £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

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FLOOR PLANS



ENERGY PERFORMANCE CERTIFICATES

Available upon request

Agents Notice – We endeavour to make our particulars as accurate and reliable as possible. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Measurements, areas, plans and distances are approximate only. Photographs and computer generated images show only certain parts and aspects of the property at the time they were taken or created. Neither Henry Adams Horsham LLP nor any of its employees has any authority to make or give any representation or warranty whatsoever in relation to the property. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service system or appliance. Intending purchasers or lessees must satisfy themselves with regard to each of these points. Unless otherwise stated, all prices and rents are exclusive of VAT. Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.