

1,485 SQ FT (138 SQ M)
CLASS "E" LEISURE PREMISES TO LET
OFFICE & CLINIC USES INVITED



SECOND FLOOR, 47 CARFAX
HORSHAM
WEST SUSSEX
RH12 1FD

Henry Adams HRR Commercial Ltd, 50 Carfax, Horsham, West Sussex RH12 1BP
01403 282519 hrr.commercial@henryadams.co.uk henryadams.co.uk

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

LOCATION

The property is situated within the bustling town centre location of the Carfax. The shopping areas of West Street, East Street and Swan Walk Shopping Centre are all within a short walking distance. A street view of the Carfax can be viewed online through Google Maps by typing in the property's postcode RH12 1FD

DESCRIPTION

An open plan space with separate male and female toilets, small office room, kitchenette and storage room. Kindly note, the property is accessed from the Carfax at street level via a stairwell only, and therefore, we would consider to be unsuitable for disabled access.

ACCOMMODATION (NET INTERNAL AREA)

Second Floor 1,485 sq ft (138 sq m)

RENT

£30,000 per annum exclusive, payable quarterly in-advance.

TERMS

The premises are available for rent upon a new effective full repairing and insuring lease for a minimum term of 3 years. A rental deposit and references will be required. The lease will be excluded from the Security of Tenure Provisions of the Landlord & Tenant Act 1954 (Part II).

PLANNING MATTERS

We understand the property was last used for leisure purposes by Horsham Snooker Club under Use Class E (d) of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. Permitted uses within this Use Class allow multiple business uses, including retail, offices, and clinic related uses, however, it should be noted, the Carfax falls within a conservation area, any change from its current leisure Use Class category would require a planning application to be submitted. We would advise interested parties to check with the Local Planning Authority or a qualified planning consultant on permitted uses within Class E or alternatively, this information can be accessed on-line through various third-party websites such as Planning Geek <https://www.planninggeek.co.uk/use-class/use-class-e/>

ENERGY PERFORMANCE RATING

The property has been assessed and graded a Band C (63) energy performance rating. A certificate can be made available by email on request or downloaded online from GOV.UK website portal.

BUSINESS RATES (2026/2027 FINANCIAL YEAR)

The advertised Rateable Value listed by GOV.UK is £12,000. The Uniform Business Rates multiplier for 2026/2027 is 43.2p in the £ making the Rates Payable £5,184. Interested parties are advised to contact Horsham District Council, Council Tax and Benefits Department on 01403 215555 to verify these figures or alternatively, this information is available online by following www.gov.uk/find-business-rates

VIEWING ARRANGEMENTS

Strictly by appointment through SOLE LETTING AGENTS
Henry Adams Commercial www.henryadams.co.uk/commercial

CONTACT

Andrew Algar – Head of Commercial Property

01273 091823

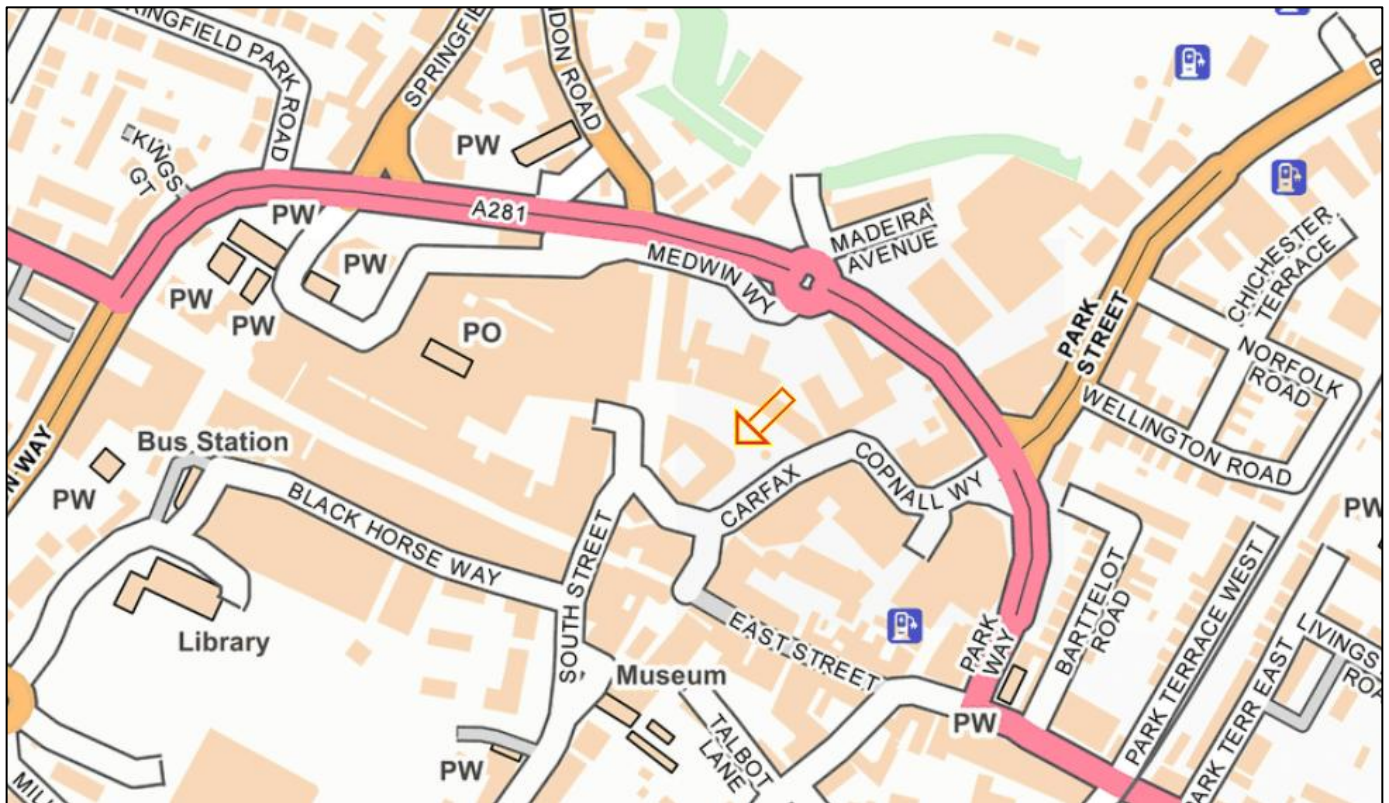
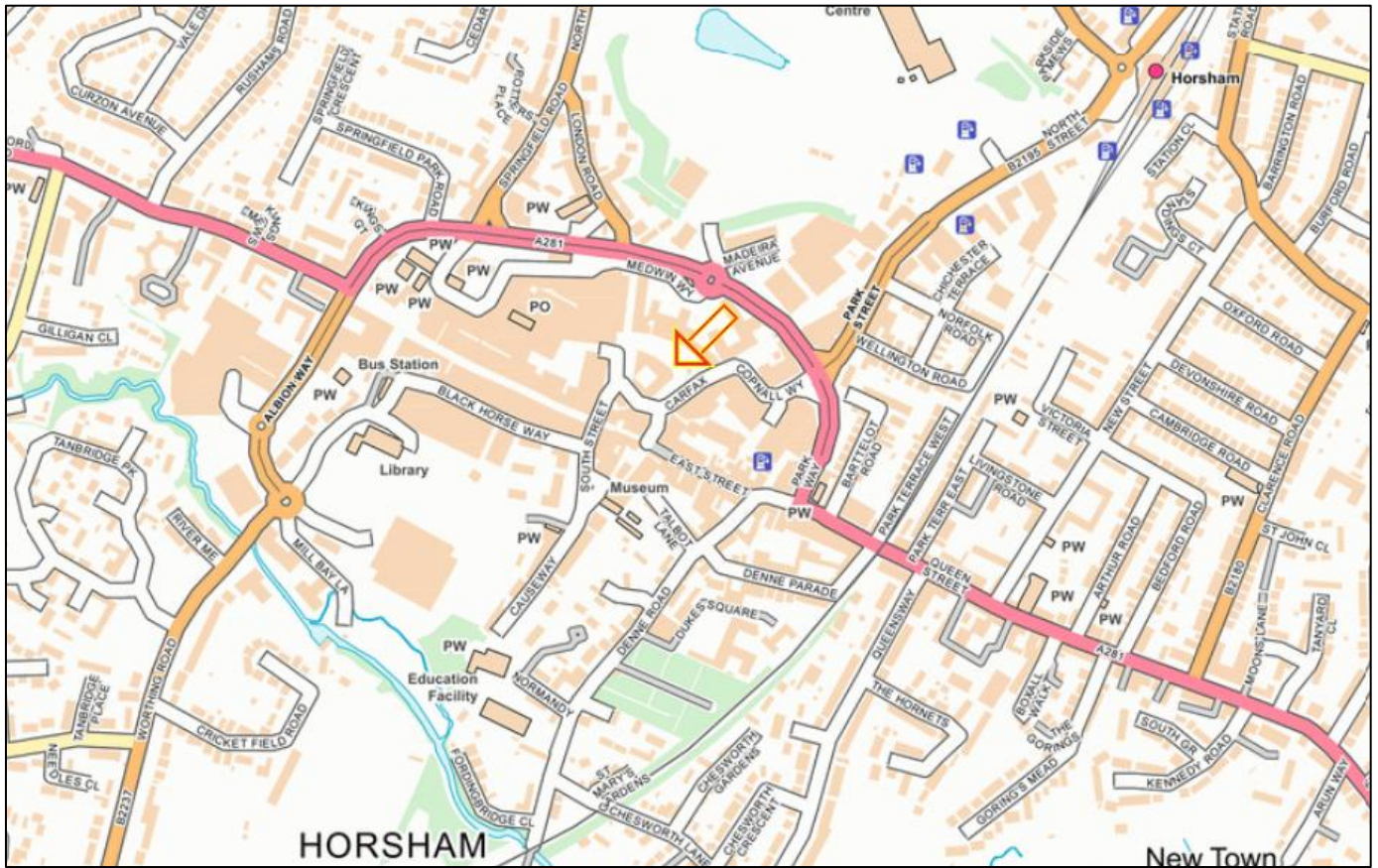
07868 434 449

andrew.algar@henryadams.co.uk





LOCATION MAPS - NOT TO SCALE



Agent's 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 HRR Commercial Ltd 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 quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.