



**Queen Street,  
Horsham, RH13 5AA**

**Guide Price  
£400,000**

**01403 272022  
brocktaylor.co.uk**

**Residential sales, lettings,  
land and new homes.**

## LOCATION

The property is an interesting commercial & residential building conveniently positioned on Queen Street, which is a continuation of Brighton Road, on a direct route into Horsham town centre, so is in a highly visible position. The property is set in a row of similar mixed-use buildings, with neighbouring businesses including restaurants, a travel agent, angling shop and bicycle retailer, although the current occupier of the commercial unit is on a fixed-term lease, so is unaffected. Horsham is a vibrant market town, with a wide selection of shops, from independent retailers to major High Street brands, including John Lewis, Oliver Bonas & TK Maxx. The property is set within a short walk of East Street, famed with its varied selection of bars, restaurants and coffee shops, so is in a highly convenient position.

## ACCOMMODATION SUMMARY

Tenure: Freehold

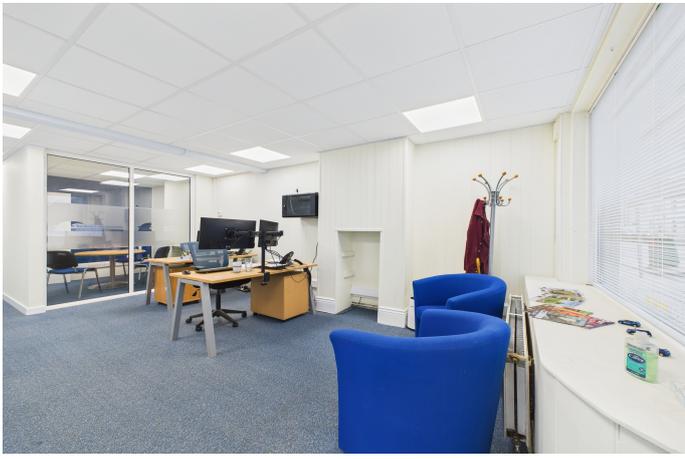
The property is being sold as a freehold investment, but is divided into a separate commercial office, with a first-floor flat set directly over. Currently, the ground floor office is let to Tax Assist on a 10-year lease that started on XXXX for a current rent of £1000 PCM (£12,000 PA) and will be unaffected by the sale of the building.

The first floor features a separate flat, approached through its own front door, via an external staircase. The flat offers potential as either an investment, to let out, or as a home for an owner-occupier, and features a living room, modern fitted kitchen, refitted white bathroom suite, separate utility area and a bedroom. However, the property could offer further potential for enlargement by converting the loft (STPP).

## GARDENS & PARKING

The property benefits from its own area of garden, a rear driveway and garage. The garden extends to in excess of 20M, with side access, a good-sized area of lawn, with a concrete patio area with a raised brick-edged bed that could be used as a flower bed or fire pit. This leads to a large detached garage extending to 28'2 x 10'7. To the rear of the garage there is parking for approximately 2 vehicles, which is approached from a rear service road.





**Buses**

2 minute walk



**Shops**

East Street  
2 minute walk



**Trains**

Horsham  
13 minute walk



**Airport**

Gatwick  
14.8 miles



**Roads**

M23  
6.7 miles



**Sport & Leisures**

Pavilions in the Park  
13 minute walk



**Rental Income**

Commercial Unit  
£1,000 pcm  
Flat  
£1,200 pcm



**Schools**

St Mary's CofE Primary  
Kingslea Primary  
The Forest School



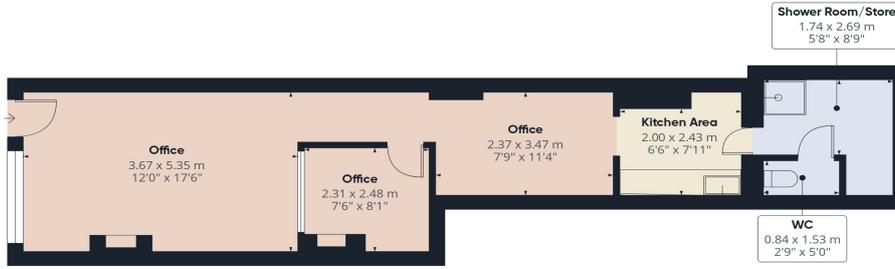
**Fibre Broadband**

Up to tbc Mbps

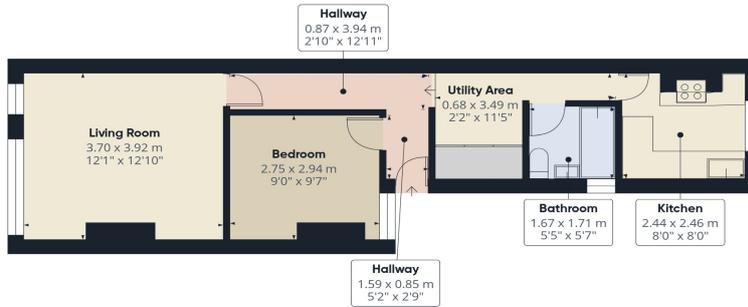


**Council Tax**

Band C



Ground Floor Building 1

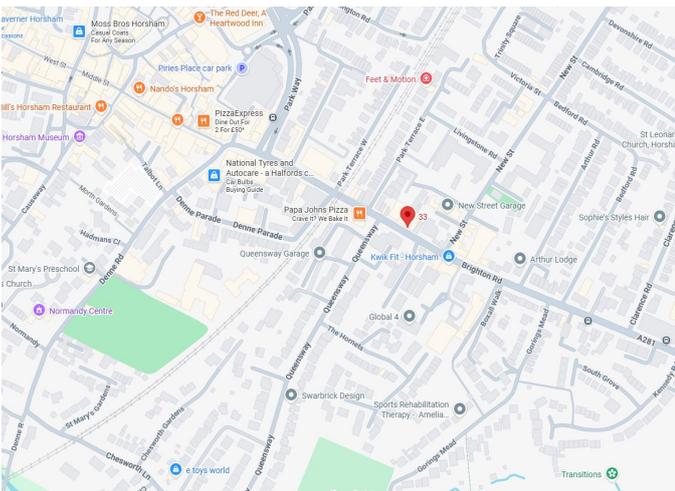


Floor 1 Building 2



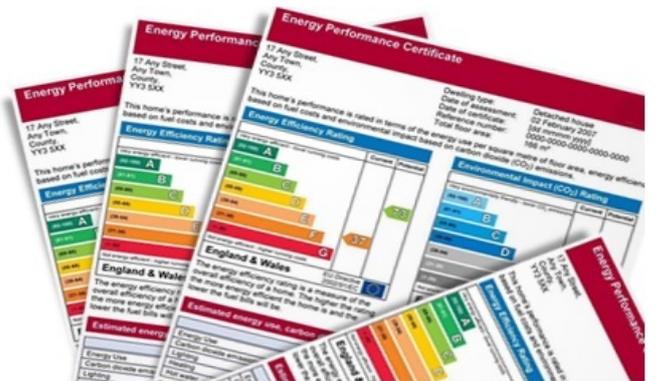
Ground Floor Building 3

Map Location



Total Approximate Floor Area  
1265 sq ft / 117.5 sq m

EPC Rating



Viewing arrangements by appointment through Brock Taylor

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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has no been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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