

**BID DEADLINE FRIDAY 14th JUNE 2024**

# FOR SALE

Former Fire Station Horsham

Hurst Road | Horsham | West Sussex | RH12 2DN

Prominent former fire station on a site of approx 1 acre with potential for development / alternative uses STPC  
17,175 sq ft (1,595 sq m)

## Opportunity Overview

- Approx 1 acre site
- Town Centre location close to train station
- Close to A24 / M23 / Gatwick Airport
- Prominent roadside location with potential for development and/or alternative uses (STPC)
- Rare freehold commercial opportunity
- Existing buildings with total floor area of approx 17,175 sq ft
- Rear yard / parking areas
- Current Sui Generis use
- Guide price £2,500,000 vacant possession
- Conditional and unconditional bids considered
- Best bids by 12:00 midday on Friday 14th June 2024

## Location

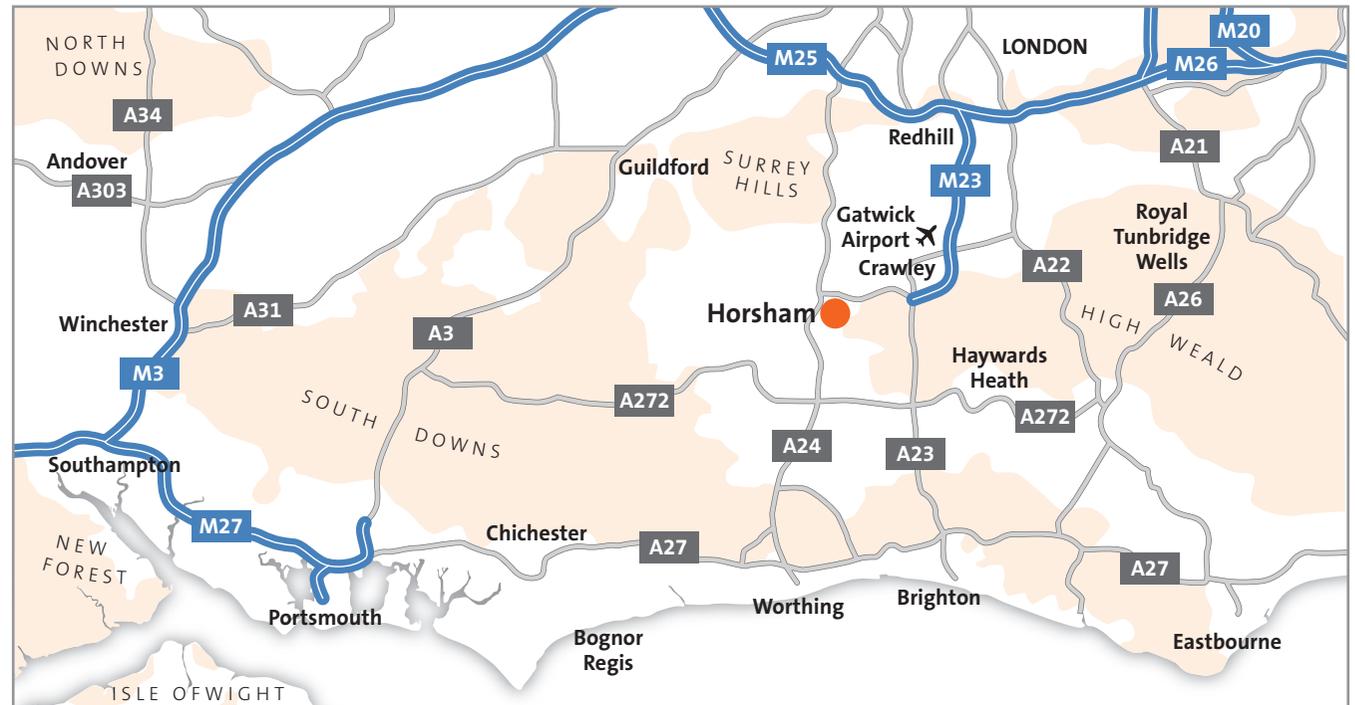
The property is located within Horsham town centre only a few hundred yards from Horsham Park and train station providing regular services to London Victoria.

The property adjoins the Law Courts to the east, Police Station to the south and Horsham Hospital to the west. Residential homes are located opposite on both Hurst Road and Hurst Avenue. The Richard Collyer College is located to the north/west.

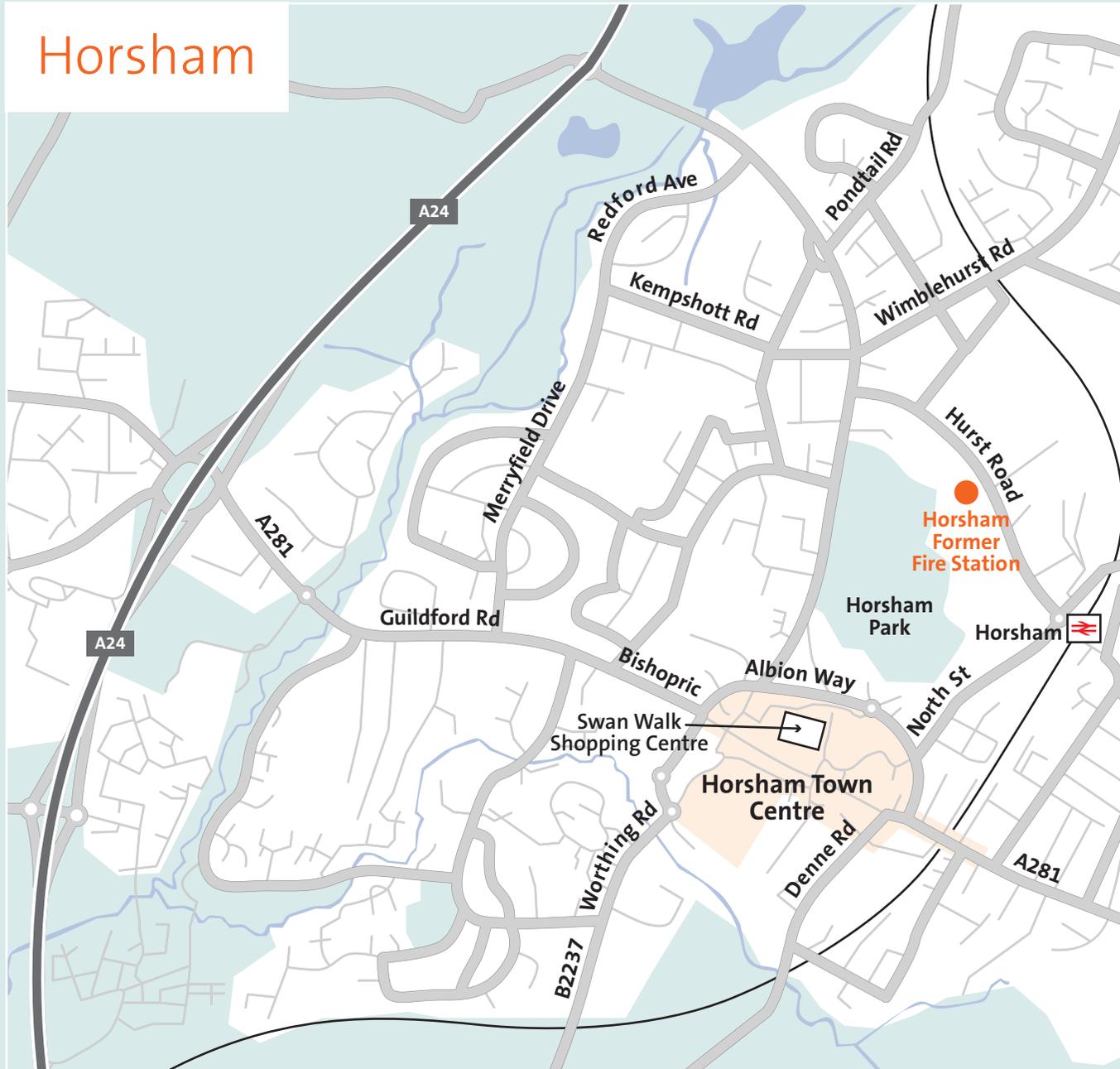
The A24 (1 mile to the west) and the A23/M23 (6 miles to the east) provide road links to the north and south.

## Journey Times

Horsham Rail Station	0.3 miles	7 min walk
Swan Walk Shopping Centre	0.6 miles	14 min walk
Crawley	8 miles	15 min drive
Gatwick Airport	14 miles	25 min drive
Brighton	26 miles	40 min drive
London Victoria	40 miles	58 min train



# Horsham



# Description

The property comprises a purpose-built fire station which sits on a relatively rectangular plot site extending to approx 1 acre.

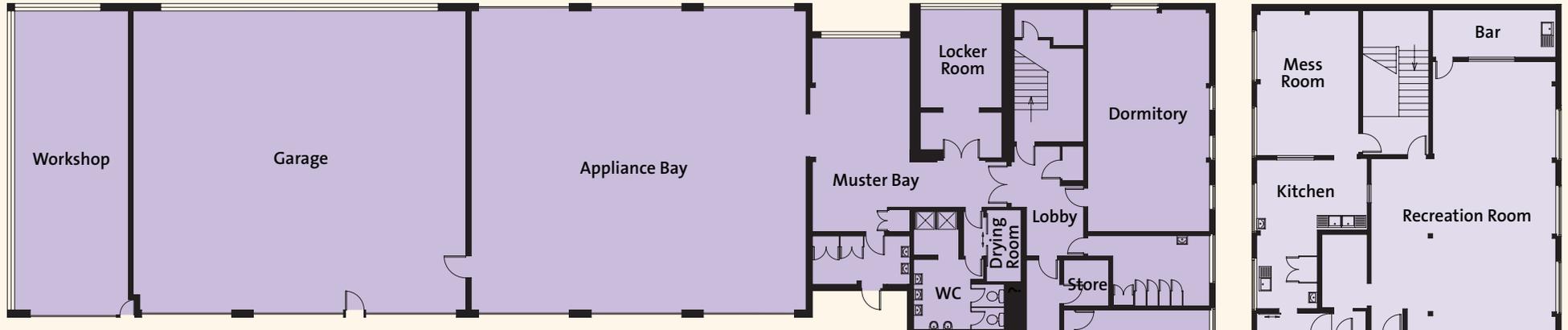
The site has a prominent roadside frontage of approx 60m onto Hurst Road.

The fire station is now vacant having closed and relocated in 2023.

The buildings on site comprise of offices, garage / workshop, training areas, canteen, bar, gym area and small dormitory accommodation.

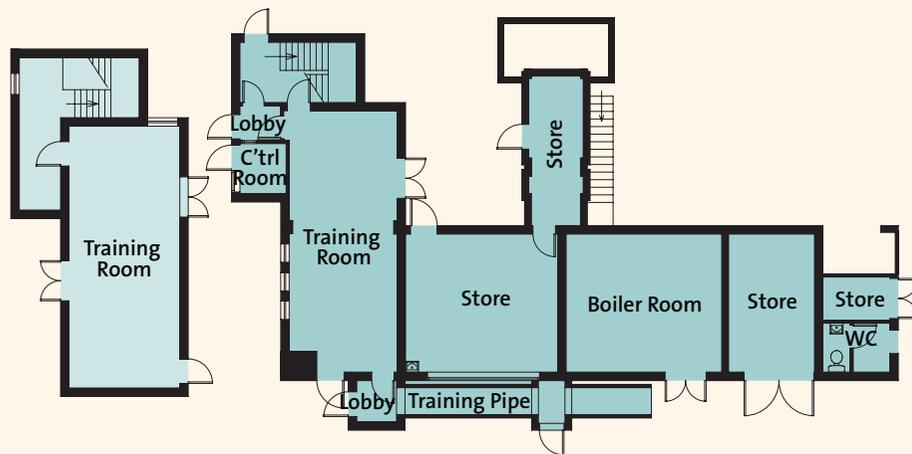
## Site Plan



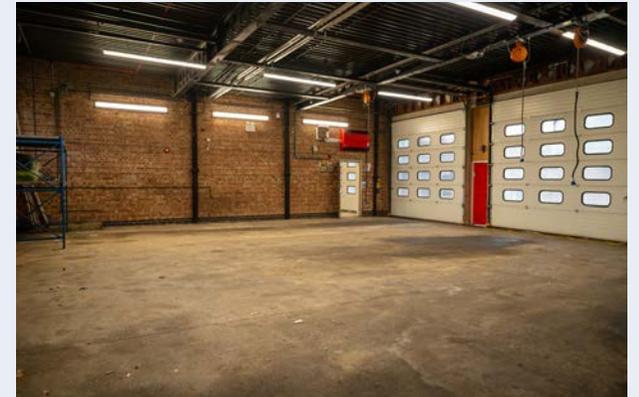


### Accommodation

			sq m	sq ft
	Main Building	Ground Floor	920.46	9,908.07
	Main Building	First Floor	493.82	5,315.60
	Training Building	Ground Floor	136.09	1,464.90
	Training Building	First Floor	45.30	486.62
<b>Total GIA</b>			<b>1,595.67</b>	<b>17,175.19</b>



Floorplans shown are indicative only. They are not to scale and not shown in 100% true location.



## Guide Price

**£2,500,000** for the freehold interest with vacant possession (Subject to Contract).

Conditional and unconditional offers considered.

## Tenure

The property is held under a single registered title with title number WSX339777. There are rights of way over the roadway.

## Current Rateable Value

Current Rateable Value as a fire station is £112,000 effective 1st April 2023.

Rates payable for 2024/25 are circa £61,152 without any reliefs.

## Data Room

Please contact agents for further details and access.

## Legal Costs

Each party to pay their own legal costs.

## Utilities / Services

Mains gas, water, sewage and 3 phase electricity (TBC).

## Local Authority

Horsham District Council  
01403 215100  
[www.horsham.gov.uk](http://www.horsham.gov.uk)

## EPC

An EPC is being prepared and will be available shortly.

## Planning

The current Use Class is Sui Generis as a Fire Station. Prospective purchasers / occupiers are recommended to undertake their own research on the suitability for their intended use.

## VAT

We are informed by our client that VAT is not chargeable on the sale price.

## Bid Deadline

Best bids are to be submitted in writing by **12:00 midday on Friday 14th June 2024.**

Copy of the Bid Proforma can be requested from agents.

Offers that include overage etc. will be looked upon favourably. Our client is not bound to accept the highest or any offer and we also reserve the right to require selected bidders to submit further bids.



# Viewings

Please contact selling agents Vail Williams for viewing dates/times.



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