

lot 42**32-48 Bishopric
Horsham, West Sussex RH12 1QN****Rent
£86,660
per annum
exclusive****Freehold Retail and Residential
Investment with Development Potential
(subject to consents)**

- 200 metres from Swan Walk Shopping Centre and West Street, Horsham's prime pedestrianised retailing thoroughfare
- Nearby occupiers include KFC, William Hill and a number of independent retailers

- On-site car parking
- Substantial yard to rear giving future development potential (subject to consents)
- Six Week Completion Available

**Land at Rear****Location**

Miles: 21 miles south-east of Guildford
28 miles north of Brighton
38 miles south of London

Roads: A24, M23 (Junction 11), M25

Rail: Horsham Rail Station (54 minutes to London Victoria)

Air: Gatwick Airport

Situation

The property is situated on the northern side of Bishopric some 200 metres from West Street and Swan Walk Shopping Centre which houses retailers including Boots, BHS, Marks & Spencer, New Look and The Body Shop. Other nearby occupiers include KFC, William Hill and a number of independent retailers.

Description

The property comprises four ground floor retail units with four residential maisonettes on the upper floors. The property also benefits from a large yard to the rear providing car parking.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Note

This property is being marketed for sale on behalf of Joint Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The Joint Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

On behalf of
Joint Fixed
Charge Receivers



**JONES LANG
LASALLE**

**Tenancy and accommodation**

No.	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
32	Ground	Retail	43.11 sq m (464 sq ft)	INDIVIDUALS (Retail t/a Mr Chips Takeaway)	14 years from 24/06/2007	£23,000 (1)	24/06/2017 (23/06/2021)
42	First/Second	Residential	Not Measured				
34	Ground	Retail	43.39 sq m (467 sq ft)	STEBAN'S HAIR STUDIO LIMITED	10 years from 25/03/2009 (2)	£13,500	25/03/2014 (24/03/2019)
44	First/Second	Residential	Not Measured	INDIVIDUALS	12 month AST from 06/08/2012	£9,960	(06/08/2013)
36	Ground	Retail	42.36 sq m (456 sq ft)	INDIVIDUALS (Retail t/a Bishopric Wines)	20 years from 17/02/2011	£21,000 (3)	17/02/2016 (16/02/2031)
46	First/Second	Residential	Not Measured				
38	Ground	Retail	43.48 sq m (468 sq ft)	INDIVIDUAL (Retail t/a Eastern Tandoori)	13 years from 24/03/2008	£19,200	24/03/2013 (23/03/2021)
48	First/Second	Residential	Not Measured				
Totals			172.34 sq m (1,855 sq ft)			£88,660	

- (1) The rental income includes £500 p.a.x. for an additional lease to the tenant for garage accommodation. There is a further lease to the tenant for additional garage accommodation at a peppercorn rent. For further information, please refer to the legal documentation.
- (2) The lease provides an option to determine on the fifth anniversary of the term.
- (3) The rental income includes £1,000 p.a.x. for an additional lease to the tenant for two car parking spaces. For further information, please refer to the legal documentation.

For further details please contact:

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