

lot 3

48 West Street
Horsham, West Sussex RH12 1PP

Rent
£52,500 per
annum
exclusive

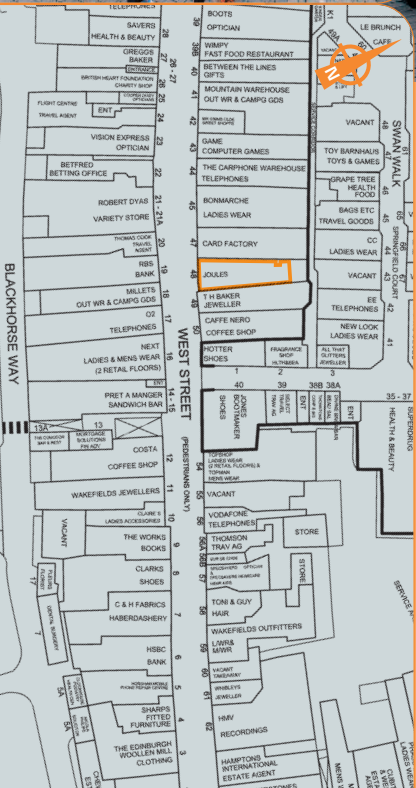
Prime Freehold and Virtual Freehold
Retail Investment

- Let to Joules Limited until 2025 (subject to option)
- Affluent commuter town
- Adjacent to Swan Walk Shopping Centre

- Nearby occupiers include Marks & Spencer, Boots the Chemist, BHS, Superdrug, Body Shop, Pandora, New Look, Next, Caffè Nero, Pret a Manger, Costa and Vodafone



On behalf of
Insolvency
Practitioners



Location

Miles: 20 miles south-east of Guildford
21 miles north-west of Brighton
50 miles south of London

Roads: A23, A24, A264, M23 (Junction 11)

Rail: Horsham Rail Station

Air: London Gatwick Airport

Situation

Horsham is an affluent market town popular with London and Brighton commuters. The property is situated in the heart of the town centre in a prime pedestrianised position on the north side of West Street, adjacent to the entrance of Swan Walk Shopping Centre housing retailers including Marks & Spencer, Boots the Chemist, BHS, Superdrug, Body Shop, Pandora and New Look. Other nearby occupiers include Next, Caffè Nero, Pret a Manger, Costa and Vodafone.

Description

The property comprises ground floor retail accommodation with ancillary accommodation on the first floor.

Tenure

Freehold and Virtual Freehold. Held for a term of 999 years from 21st March 2003 at a peppercorn rent.

VAT

VAT is applicable to this lot.

Six week completion

Note

This property is being marketed for sale on behalf of Insolvency Practitioners and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Insolvency Practitioners are acting without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail/Ancillary	128.50 sq m	Joules Limited (1)	10 years from 24/08/2015 until 23/08/2025 on a full repairing and insuring lease (2)	£52,500	24/08/2020
First	Ancillary	99.60 sq m				
Totals		228.10 sq m (2,455 sq ft)			£52,500	

- (1) Joules was founded in 1989 by Tom Joule and has fast become one of Britain's best loved lifestyle brands and now trades from over 90 stores throughout the UK. For the year ending 31/05/2015, Joules Limited reported a turnover of £117,070,000, pre-tax profits of £4,998,000 and a total net worth of £19,501,000. (Source: Experian Group 04/01/2016).
- (2) The lease provides for a tenant option to determine on 23rd August 2020 on six months' prior notice.

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