

Lot 24

£121,000 per annum exclusive

16/16A West Street, Horsham, West Sussex RH12 1PB

Prime Freehold Retail Investment



Tenancy and accommodation

Lot 24

£121,000 per annum exclusive

Key Details

- Prime trading location directly opposite Swan Walk Shopping Centre
- Let to Next Plc who have occupied the shop for over 30 years
- Well configured shop comprising 5,269 sq ft, with sales accommodation on both ground and first floors and servicing from the rear
- Nearby retailers include Caffè Nero, Pret a Manger, Costa, Joules, Jigsaw and Clarks Shoes
- Attractive and affluent retailing centre

Location

Miles: 20 miles south-east of Guildford
21 miles north-west of Brighton
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 Horsham town centre, in a prime pedestrianised position on the southern side of West Street, opposite the main entrance to Swan Walk Shopping Centre, housing retailers including Marks & Spencer, Boots the Chemist, WHSmith, Pandora and Fat Face. Other nearby occupiers include Caffè Nero, Pret a Manger, Costa, Joules and Jigsaw.

Description

The property comprises a well configured ground floor shop with further retail and ancillary accommodation on the first floor. The property benefits from loading to the rear.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Ground	Retail/Ancillary	267.29 sq m	(2,877 sq ft)	NEXT PLC (1)	25 years from 01/06/1987 (Holding Over) on a full repairing and insuring lease	£121,000
Part First	Retail	125.80 sq m	(1,354 sq ft)			
Part First	Ancillary	96.40 sq m	(1,038 sq ft)			
Total		489.49 sq m	(5,269 sq ft)			£121,000

(1) For the year ending 28th January 2017, Next Plc reported a turnover of £4,097,300,000, pre-tax profits of £790,200,000 and a total net worth of £467,200,000 (Source: Experian Group 27/02/2018).



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