

Lot 14

£38,750 Per Annum
Exclusive

22 West Street,
Horsham, West Sussex RH12 1PB
Freehold Retail Investment in Affluent West Sussex Town



Key Details

- Let to Done Brothers (Cash Betting) Limited
- Approximately 206.10 sq m (2,218 sq ft) with front and rear customer entrance
- Highly affluent and attractive retailing centre
- Excellent pedestrianised location opposite Swan Walk Shopping Centre
- Nearby retailers include Waterstones, Toni&Guy, Pret a Manger, Vision Express, Boots Opticians, Card Factory and Wilko

Location

Miles: 10 miles south-west of Crawley
24 miles north-west of Brighton
Roads: A24, M23
Rail: Horsham
Air: London Gatwick

Situation

Horsham is an affluent and attractive market town, popular with London and Brighton commuters being located approximately 36 miles south-west of Central London and 24 miles north-west of Brighton. The property is located on the south side of the pedestrianised West Street, close to the entrance of Swan Walk Shopping Centre. Nearby retailers on West Street include Waterstones, Toni&Guy, Pret a Manger, Vision Express, Boots Opticians, Card Factory and Wilko

Description

The property comprises a ground floor betting shop, with ancillary accommodation on the first floor. The property benefits from both front and rear customer entrances.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

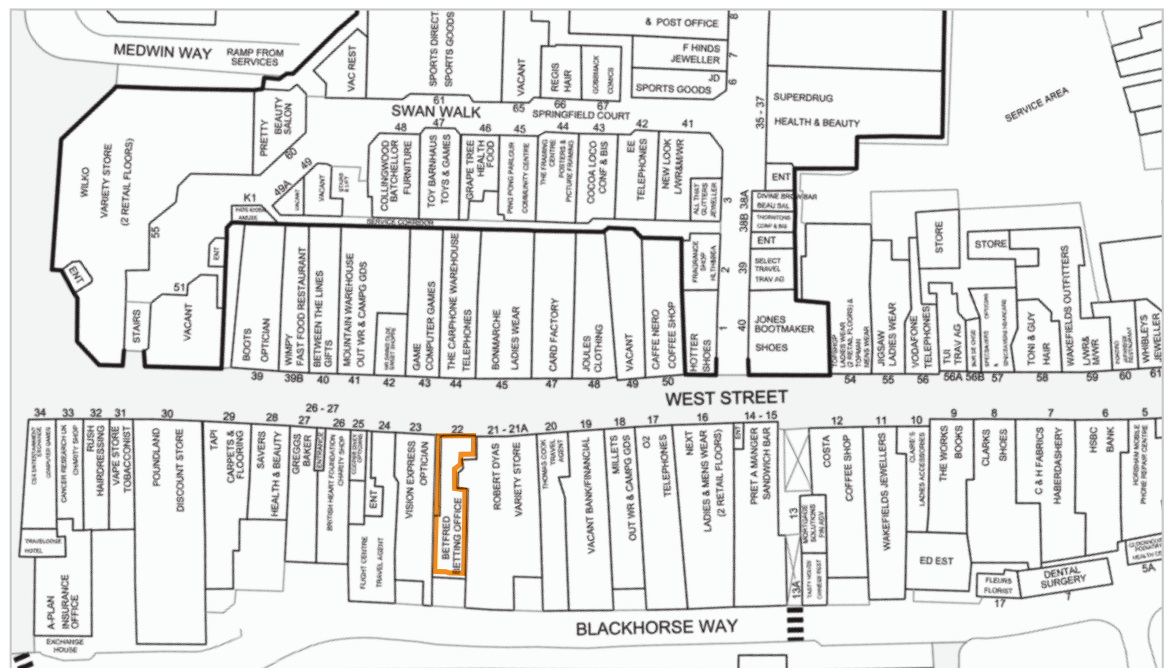
Energy Performance Certificate

C. See legal pack at www.acutus.co.uk.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Betting Office/Ancillary	107.70 sq m (1,159 sq ft)	DONE BROTHERS (CASH BETTING) LIMITED (1)	5 years from 07/03/2019 until 06/03/2024 on a full repairing and insuring lease	£38,750
Frist	Ancillary	98.40 sq m (1,059 sq ft)			
Total		206.10 sq m (2,218 sq ft)			£38,750

(1) For the year ending 29/09/2019 Done Brothers (Cash Betting) Limited reported a turnover of £388,347,000, pre-tax profits of £59,304,000 and total assets of £421,110,000 (NorthRow 13/11/2020).



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