

**Lot 45, 3 Queen Street, Horsham,  
West Sussex RH13 5AA**

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



**Freehold Retail Opportunity**

[www.acutus.co.uk](http://www.acutus.co.uk)

# Lot 45, 3 Queen Street, Horsham, West Sussex RH13 5AA

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)

## Property Information

### Freehold Retail Opportunity

- Ground Floor Retail Accommodation with Residential Ground Rent on First and Second Floors
- Busy Retail Parade Location
- Asset Management Opportunity
- Important Reversion on Residential Accommodation in 83 Years
- Of Interest to Owner Occupiers and Investors
- Affluent London Commuter Town

#### Lot

45

#### Auction

22nd September 2022

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

On the Instructions of Joint LPA  
Receivers

### Location

**Miles** 6.5 miles south west of Crawley, 15 miles south east of Guildford  
**Roads** A24, A264, A281  
**Rail** Horsham Railway Station  
**Air** London Gatwick Airport, London Heathrow Airport, London Stanstead Airport,

### Situation

The property is located in the affluent West Sussex commuter town of Horsham benefitting from a direct train to London Victoria with a fastest journey time of approximately 50 minutes. The property is situated on the north side of Queen Street close to the junctions of Park Terrace East and Park Terrace West. Nearby occupiers include Majestic Wine, Papa Johns and a mix of local retailers and restaurants.

### Tenure

Freehold.

### Description

The property comprises a ground floor retail unit with a 3 bedroom flat on the first and second floors. The flat has been let on a long lease for a term of 99 years expiring 01/01/2105 at a current rent of £200 per annum.

### Note

This property is being marketed for sale on behalf of Joint LPA Receivers and therefore no warranties, representations or guarantees are given or will be given in respect of the information in this brochure or any matter relating to the property, including VAT. Any information provided is provided without liability for any reliance placed on it and the Receivers are acting without personal liability. The Receivers are not bound to accept the highest or any offer.

#### DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

# Lot 45, 3 Queen Street, Horsham, West Sussex RH13 5AA

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)

## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	53.00	(570)	VACANT POSSESSION (previously trading as Horsham Barbers)			
First Second	Residential	79.80	(859)	INDIVIDUAL	99 years from 01/01/2006	£200	01/01/2105
<b>Total Approximate Floor Area</b>		<b>132.80</b>	<b>(1,429) (1)</b>			<b>£200</b>	

(1) The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).



**Lot 45, 3 Queen Street, Horsham,  
West Sussex RH13 5AA**

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)





# Lot 45, 3 Queen Street, Horsham,

## West Sussex RH13 5AA

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)





# Lot 45, 3 Queen Street, Horsham,

**West Sussex RH13 5AA**

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)





**Lot 45, 3 Queen Street, Horsham,  
West Sussex RH13 5AA**

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



Freehold Retail Opportunity

[www.acuitus.co.uk](http://www.acuitus.co.uk)

# Lot 45, 3 Queen Street, Horsham, West Sussex RH13 5AA

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



## Contacts

### Acuitus

#### Jon Skerry

+44 (0)20 7034 4863

+44 (0)7736 300 594

[jon.skerry@acuitus.co.uk](mailto:jon.skerry@acuitus.co.uk)

#### Alexander Auterac

+44 (0)20 7034 4859

+44 (0)7713 135 034

[alexander.auterac@acuitus.co.uk](mailto:alexander.auterac@acuitus.co.uk)

### Seller's Solicitors

#### JCP Solicitors

Venture Court, Waterside Business Pk

Valley Way, Enterprise Park

Swansea

SA6 8QP

#### Emily Summer

01792 529 610

[Emily.Summer@jcpsolicitors.co.uk](mailto:Emily.Summer@jcpsolicitors.co.uk)

## Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

September 2020