

**Lot 3, 8 West Street, Horsham,
West Sussex RH12 1PB**

For sale by Auction on 3rd November 2022 (unless sold or withdrawn prior)



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Property Information

Prime Freehold Retail Investment

- Let to C. & J. Clark International Limited on a recently renewed lease
- 5 year lease from 24/06/2022 (subject to option)
- Re-based Rent (previously let at £57,500 p.a.)
- Highly affluent and attractive retailing centre
- Prime pedestrianised location opposite Swan Walk Shopping Centre

Lot

3

Auction

3rd November 2022

Rent

£48,500 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

10 miles south-west of Crawley, 24 miles north-west of Brighton, 40 miles south-west of Central London

Roads

A24, M23

Rail

Horsham Train Station

Air

London Gatwick Airport

Situation

Horsham is a popular market town, located approximately 24 miles north-west of Brighton and 40 miles south-west of Central London. The property is located on the south side of the pedestrianised West Street, very close to the entrance of Swan Walk Shopping Centre. Nearby occupiers include Costa Coffee, Pret A Manager, Caffè Nero, Toni & Guy, Jigsaw, HSBC and Lloyds Banks.

Tenure

Freehold.

EPC

Band D

Description

The property comprises a shop arranged on the ground and first floors.

VAT

VAT is applicable to this lot.

Completion Period

Six Week Completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground First	Retail/Ancillary Ancillary	224.92 114.18	(2,421) (1,229)	C. & J. CLARK INTERNATIONAL LIMITED (1)	5 years from 24/06/2022 (2) on a full repairing and insuring lease	£48,500
Total		339.10	(3,650)			£48,500

(1) C. & J. Clark Limited have been established in the UK since 1825 (www.clarks.co.uk)

(2) The lease is subject to a tenant only option to determine on 24/06/2025

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