West Sussex RH12 1PB







Prime Freehold Retail Investment

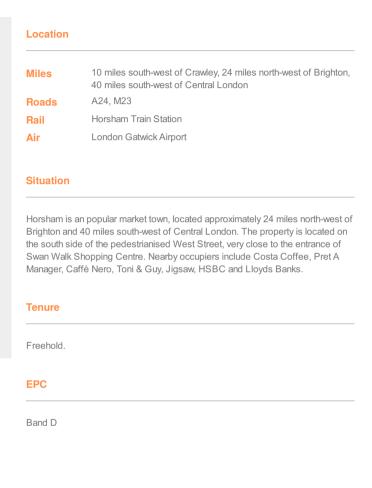
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For sale by Auction on 3rd November 2022 (unless sold or withdrawn prior)



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 Auction 3rd November 2022 Rent Status £48,500 per Annum Exclusive Available Sector **Auction Venue** Live Streamed Auction High Street Retail

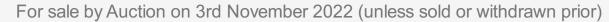


Description
The property comprises a shop arranged on the ground and first floors.
VAT
VAT is applicable to this lot.
Completion Period
Six Week Completion

DISCLAIMER

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.

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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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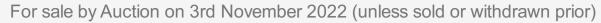
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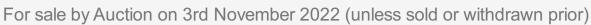
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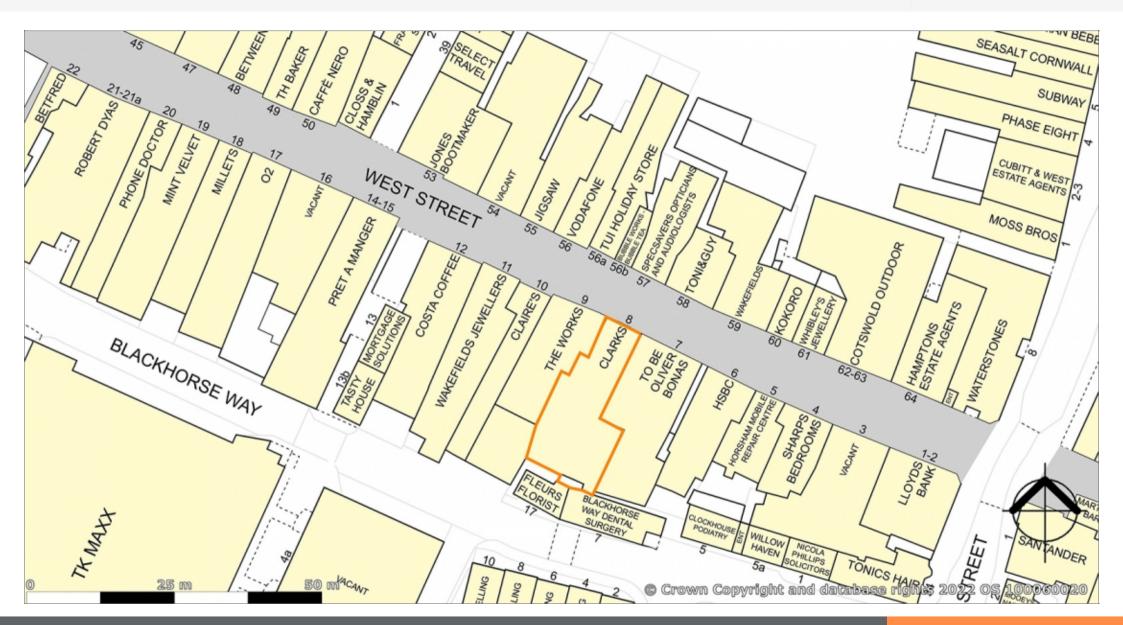


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Prime Freehold Retail Investment