

Horsham **11/12 Middle Street** **and 3/3A Carfax** **West Sussex** **RH12 1NW**

- **Freehold Shop Investment**
- Prominent town centre location
- Let on a long lease expiring in 2089
- Rent reviewed to 65% of OMRV
- No VAT applicable
- Rent Review 2025
- Current Rent Reserved

£31,500 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Horsham, with a population of some 50,000, is a busy commercial centre situated midway between Guildford and Brighton and 8 miles south-west of Crawley. The town is served by the A24 dual carriageway and the M23 motorway (Junction 11) is some 5 miles to the east of the town.

The property is situated in a prominent central position with frontages to both Carfax and Middle Street.

Occupiers close by include Barclays Bank, Ryman's, Timpsons and Laura Ashley.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop unit, which benefits from frontages to both Middle Street and Carfax, with storage accommodation at first floor level and staff/storage accommodation on the second floor.

The property provides the following accommodation and dimensions:

| | | |
|--|-----------------|----------------------|
| Gross Frontage | 7.80 m | (25' 7") |
| Net Frontage | 6.75 m | (22' 2") |
| Gross Frontage to Middle Street | 10.35 m | (33' 11") |
| Net Frontage to Middle Street | 7.25 m | (23' 9") |
| Shop & Built Depth | 25.95 m | (85' 2") |
| First Floor | 146 sq m | (1,571 sq ft) |
| Second Floor | 64 sq m | (689 sq ft) |

Tenancy

The entire property is at present let to RIVERDANCE LIMITED, (formerly ROBERT DYAS LIMITED), for a term of 120 years from 10th June 1969 at a current rent of £31,500 per annum, exclusive of rates. The lease provides for rent reviews every fourteenth year of the term to 65% of the open market rental value and contains full repairing and insuring covenants (at the June 2011 rent review the rent increased from £23,888 per annum). The entire property is underlet to Non-Stop Party Shop Ltd for a term of 15 years from 13th November 2000 at a current rent of £43,500 per annum.

Tenant Information

Riverdance Limited Website Address: www.robertdyas.com

(Source: riskdisk.com 11.01.2012)

Non-stop Party Shop

Website Address: www.nonstopparty.co.uk

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allso.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 14 Horsham**.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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