

Horsham
24A Carfax and
1, 3 & 3A North Street
West Sussex
RH12 1BE

- **Attractive Freehold Shop, Office and Beauty Salon Investment**
- **Prominent corner location opposite Waitrose**
- **Comprises two shops, office and beauty salon**
- **VAT is not applicable**
- **Total Current Rents Reserved**
£42,000 pa
With Fixed Increases



Tenure
Freehold.

Location
Horsham, with a population of some 42,000, 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 Conservation Area within the pedestrianised town centre and occupies a prominent corner location at the junction of Carfax with North Street. Waitrose is opposite and other occupiers close by include a variety of estate agents together with Johnsons Dry Cleaners, Santander, Oxfam, Prezzo and NatWest and Halifax banks.

Description

The property is arranged on basement, ground and two upper floors. The ground floor provides 2 shop units, No. 24A fronting Carfax, No. 3 fronts North Street. The two upper floors comprise a beauty salon, No. 1 North Street and an office suite, No. 3A North Street. Access to the upper floor is self-contained from North Street.

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 14 Horsham**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
24A Carfax	Going Postal Limited (Mailboxes etc franchise)	Gross Frontage 5.85 m (19' 3") Shop Depth 5.65 m (18' 6") Built Depth (Max) 11.90 m (39' 0") Basement 25.3 sq m (273 sq ft)	10 years from 25.10.2011 (1) Rent review and mutual option to break at 5th year Effectively FR & I (Rent deposit held £5,000)	£16,000 p.a.	Rent Review 2016
1 North Street	S L Birch (Beauty Salon)	First Floor 30.70 sq m (331 sq ft) Second Floor 24.30 sq m (262 sq ft) Total (3) 55.00 sq m (593 sq ft)	5 years from 13.04.2012 (1) (2) Mutual option to break at 3rd year Effectively FR & I (Rent deposit held £2,000)	£5,500 p.a. rising £5,750 p.a. 2013 £6,000 p.a. 2014 £6,250 p.a. 2015	Reversion 2017
3 North Street	Mr & Mrs N Grogan (Menswear)	Gross Frontage 4.20 m (13' 9") Shop Depth 7.20 m (23' 7") Built Depth (Max) 9.10 m (29' 7")	5 years from 23.09.2011 Effectively FR & I (Rent deposit held £3,333)	£10,000 p.a.	Reversion 2016
3A North Street	B Taylor (Licensed Conveyancing)	First Floor 47.80 sq m (515 sq ft) Second Floor 25.70 sq m (277 sq ft) Total (3) 73.50 sq m (792 sq ft)	5 years from 29.09.2009 (1) Rolling mutual break option on 12 months' notice Effectively FR & I	£10,500 p.a.	Reversion 2014

(1) The lease is excluded from the security of tenure provisions of the Landlord and Tenant Act 1954.
(2) In respect of 1 North Street there is a rent free period expiring 13th July 2012. The Vendors, by way of a reduction in the purchase price, will make an allowance to the buyer of a sum equivalent to the rent which would have been due in the absence of the rent free period.
(3) Not inspected by Allsop, areas provided by Vendor.

Total £42,000 p.a.