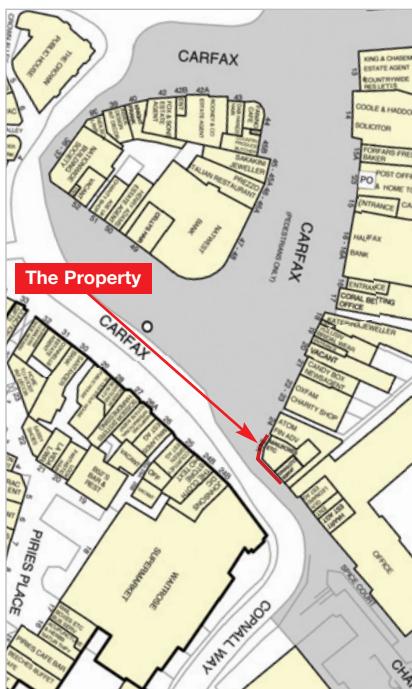


# Horsham

**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](http://www.allsop.co.uk)

## Viewings

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allsop.co.uk](mailto: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 Shop Depth 5.65 m Built Depth (Max) 11.90 m 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 Shop Depth 7.20 m 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.**