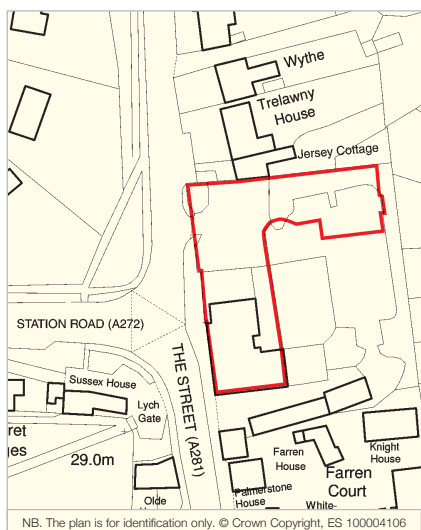
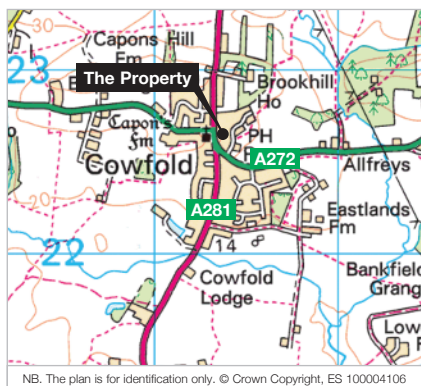


Cowfold

The Co-operative Food The Street (A281) Horsham West Sussex RH13 8BT

- **Freehold Convenience Store Investment**
- Convenience store let to Co-operative Food Group Ltd until 2032 (no breaks)
- Fronting the A281 opposite its junction with the A272
- RPI Linked Reviews (Max 4% & Min 1%)
- Large car park included
- Current Rent Reserved
£90,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Horsham 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). The property is situated in the village of Cowfold, at the intersection of the A272 and A281, some 6 miles south of Horsham town centre.

The property is on the east side of The Street (A281), opposite its junction with Station Road (A272), in a predominantly residential area. A selection of one, two and three bedroom homes in a gated courtyard mews is being developed immediately to the rear of the property.

Description

The property is arranged on ground and one upper floor to provide a convenience store with storage, office and staff accommodation. The first floor comprises three self-contained flats which will be sold off on long leases at completion. Externally, the property benefits from 26 car parking spaces.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Co-operative Group Food Ltd (1)	<div>Ground Floor Sales 229.5 sq m (2,470 sq ft)</div> <div>Ground Floor Ancillary 92.5 sq m (996 sq ft)</div> <div>Total 322.0 sq m (3,466 sq ft)</div>	18 years from 20.06.2014 Rent review every 5th year linked to RPI (4% maximum & 1% minimum) FR & I	£90,000 p.a.	Rent Review 2019
First Floor	Sheet Anchor Evolve Ltd	3 x One Bedroom Flats	Each 125 years from completion	Peppercorn	Reversion 2143

(1) The Co-op are the UK's fifth largest retailer with more than 2,500 local, convenience and medium sized stores.
Website Address: www.co-operative.coop
For the year ended 2nd January 2016, Co-operative Food Group Ltd reported a turnover of £6.476bn, a pre-tax loss of £429.6m, shareholders' funds of £1.721bn and a net worth of £1.386bn. (Source: Experian 27.02.2018.)

Total £90,000 p.a.

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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