



SITUATION

Occupying a very busy trading position in the prime pedestrianised retail thoroughfare of the town, fronting the **Swan Walk Shopping Centre** and close to branches of **Boots Optician, Greggs, Carphone Warehouse, Bon Marche, Caffe Nero, Costa, Top Shop, Bet Fred, Savers, Next, Robert Dyas** and many others.
Horsham is a thriving and attractive commercial centre located on the main A24 midway between Guildford and Brighton some 8 miles south west of Crawley, with excellent road links via the A264 to the M23 (Junction 11).

PROPERTY

A terraced building comprising a **Deep Ground Floor Restaurant** plus separate rear access via a right of way through the Swan Walk service corridor to a **First Floor Storage Room** and a **Self-Contained Flat** at first and second floor level.
There is also a right to utilise the rear loading bay servicing the Swan Walk Centre.

£43,000 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **JONATHAN ROSS**

ACCOMMODATION

Ground Floor Restaurant

Gross Frontage	19'7"
Internal Width	18'1"
Restaurant Depth	72'0"
Built Depth	82'6"
Restaurant Area	Approx 1,270 sq ft
3 WC's	

First Floor Storage Approx 125 sq ft

First & Second Floor Flat (GIA Approx 970 sq ft)
2 Rooms, Kitchen, Bathroom/WC

VAT is payable in respect of this Lot

FREEHOLD

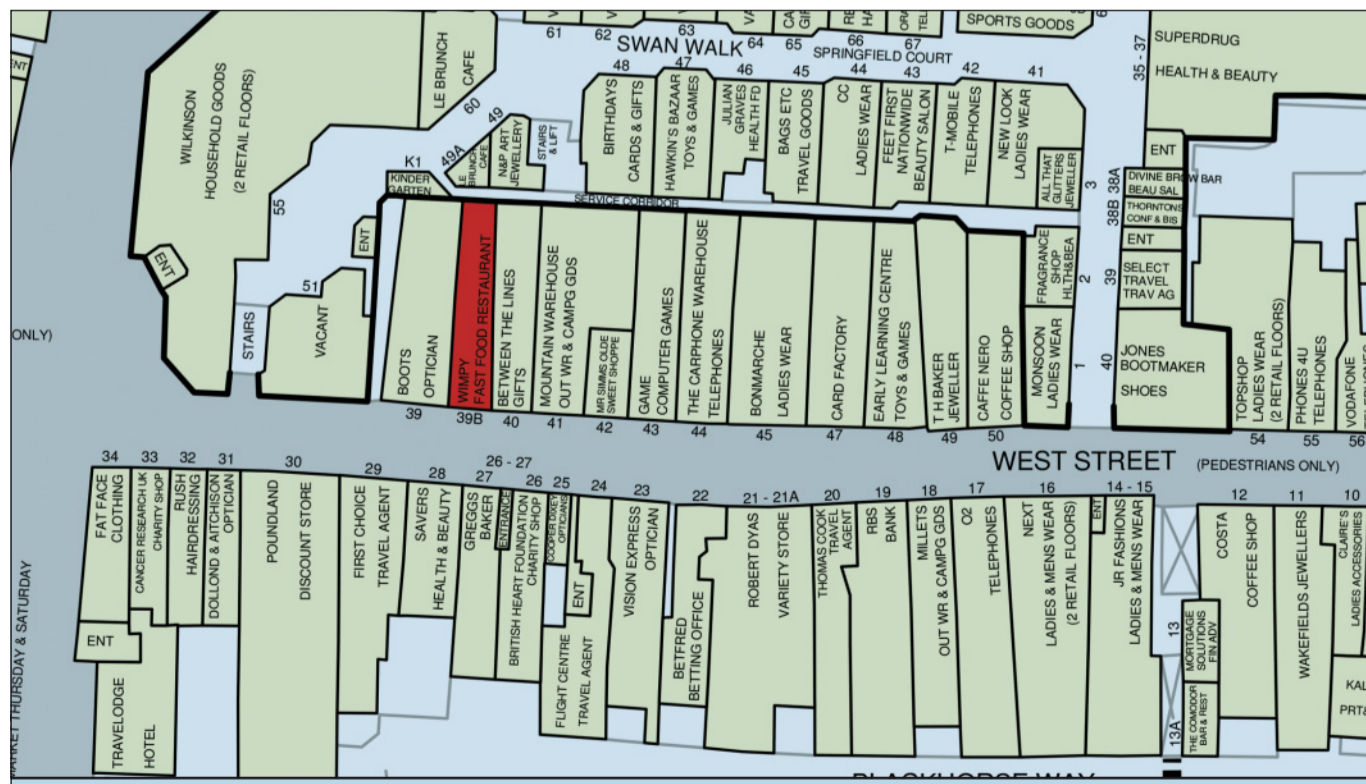
TENANCY

The entire property is let on a full repairing and insuring lease to **Mr E Mohammed as a Wimpy Restaurant** for a term of 15 years from 25th March 2010 (**in occupation since 2000**) at a current rent of **£43,000 per annum** exclusive **rising to £44,000 p.a. in March 2014.**

Rent Reviews & Tenant's Breaks 2015 & 2020



View Along West Street



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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £350 (including VAT) upon exchange of contracts