



43-44 CARFAX, HORSHAM, WEST SUSSEX, RH12 1EQ

- FREEHOLD RETAIL & OFFICE INVESTMENT
- LOCATED IN THE MAIN PEDESTRIANISED AREA OF HORSHAM
- FULLY LET TO THREE OCCUPIERS



Investment Summary

- Horsham is an affluent and pretty market town with great links to London.
- The property occupies a prime location in Carfax, the main pedestrianised area in the centre of town.
- The property is fully let to three companies on four leases at a total rental of £80,000 per year.
- Offers in excess of £1,000,000 (one million pounds), subject to contract and exclusive of VAT. A purchase at this level would reflect a net initial yield of 7.6%.

Location

Horsham is a pretty West Sussex market town on the banks of the River Arun in an attractive setting, with a history dating back to 947 AD. It is situated only 31 miles south of London and 19 miles north of Brighton. The town benefits from direct rail links to London Victoria, with the quickest trains taking just 55 minutes so it is very popular with London commuters. By road, Horsham is well connected to the M25 (J9) via the A24 and is only 15 miles from London Gatwick Airport.

Horsham has a population of 147,000 (2021 UK census), with a higher growth than the average UK town and a wide range of facilities to serve its affluent local population. With its cobbled lanes, historic buildings and the original town square and band stand, it is easy to see why Horsham and the surrounding areas regularly top polls as some of the best places to live in UK.

Horsham Retail

Horsham Town Centre contains approx. 500,000 sq ft. of retail floorspace, which is comparable in size to Guildford.

John Lewis at Home and a Waitrose supermarket have opened on the fringe of the town centre, and the town also benefits from an Everyman Cinema, a boutique chain who operates exclusively from premium locations.

New retail openings in the town include Hotel Chocolat, Poundstretcher and Specsavers, joining H&M, FatFace and Waterstones who are already well established.

Carfax is the historic centre of Horsham with buildings dating from the 17th and 18th centuries. The area is used for markets at different times of the week making it a vibrant central location.

Carfax is situated between the two main shopping centres of Swan Walk and Pories Place which provide new additional modern retailers to the town. New dining options have been added and a 92 bed Premier Inn helps extends the trade into the evening.

Unit 2, 44 Carfax, Horsham

- The whole of Unit 2 No. 44 Carfax is let to Giovanni Food & Wine Limited with a Personal Guarantee from Mr Giovanni Barozzi
- Rent - £21,000 per year, subject to an upward only rent review on 1st November 2027
- Lease - 10 years to 31st October 2032 subject to a tenant break clause on 1st November 2027
- Terms – Full Repairing & Insuring
- The tenant has traded successfully from this location for many years and has expanded into the adjoining unit

| Floor | Sq m | Sq ft |
|------------------|---------------------|-----------|
| Ground Floor | 24.0 | 259 |
| Basement | 13.5 | 145 |
| Total Floor area | 37.5 m ² | 404 Sq Ft |

43 Carfax, Horsham

- The whole of 43 Carfax is let to Giovanni Food & Wine Limited with a personal guarantee from Mr Giovanni Barozzi
- Rent - £22,000 per year, subject to an upward only rent review on 31st May 2027
- Lease - 10 years to 31st May 2032 subject to a tenant break clause on 31st May 2027
- Terms – Full Repairing & Insuring
- The tenant has expanded from the adjoining unit as his business has grown

| Floor | Sq m | Sq ft |
|------------------|---------------------|-----------|
| Ground Floor | 31.5 | 339 |
| First Floor | 20.4 | 220 |
| Total Floor area | 37.5 m ² | 559 Sq Ft |

44 Carfax, Horsham

- The whole of 44B is let to Ms Natasha Murray t/a Natty Noo Designs.
- Rent - £26,000 per year
- Lease - 5 years to 18th March 2029, with a tenant break clause in March 2027 by giving 6 months prior written notice
- Terms – Full Repairing & Insuring
- The shop specialises in handmade goods, books, an art gallery and tarot readings



44b Carfax, Horsham

| Floor | Sq m | Sq ft |
|-------------------------|----------------------|-----------|
| Ground Floor | 43.96 | 473 |
| Basement | 20.4 | 220 |
| First Floor | 4.83 | 52 |
| Second Floor | 11.05 | 119 |
| Total Ground Floor area | 76.81 m ² | 826 Sq Ft |

1st Floor, 43- 44 Carfax, Horsham

| Floor | Sq m | Sq ft |
|------------------|---------------------|-----------|
| First Floor | 41.2 | 443 |
| Second Floor | 24.4 | 263 |
| Total Floor area | 65.6 m ² | 706 Sq Ft |

The First Floor & Attic Offices is let to Mercier Allen and Associates Ltd

- Rent - £11,000 per year
- Lease – for a term to 5th November 2032, subject to an upward only rent review and break clause on 6th November 2027
- Terms – Full Repairing & Insuring
- The Tenant has been in occupation of the premises for many years and runs a successful Independent Financial Adviser business with £73 million of assets under management. They were acquired by Skerritts, a larger group, in 2023.

Tenure

Freehold interest as detailed on title number SX13484.

Freehold Price

We are instructed to seek offers in excess of £1,000,000 (one million pounds), subject to contract and exclusive of VAT. A purchase at this level would reflect a net initial yield of 7.6% assuming standard purchaser costs.

VAT

Will be chargeable on the purchase price.

Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.



EPC

Certificates are available upon request.

Legal Costs

Each party to be responsible for their own legal costs, the use of, or reliance upon, the information.

General Information

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STRICTLY BY APPOINTMENT WITH JOINT VENDORS AGENTS

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