

9 West Street **HORSHAM**

RH12 1PB

**PRIME RETAIL INVESTMENT IN AFFLUENT
SOUTH EAST MARKET TOWN**





INVESTMENT SUMMARY

- Horsham is a highly affluent market town in the heart of Sussex.
- Horsham is the dominant retail destination within its shopper catchment area, serving a residential population of approximately 387,000 people.
- The property occupies a highly prominent position on the southern side West Street, the 100% prime retail thoroughfare in Horsham.
- The property is let entirely to The Works Stores Limited until 31st August 2031, at a rental of £79,000 per annum.
- Freehold.


PROPOSAL


We have been instructed to seek offers in excess of **£1,060,000** (One Million and Sixty Thousand Pounds), subject to contract and exclusive of VAT. A purchase at this level would reflect a **net initial yield of 7.04%**, assuming standard purchaser costs of 5.81%.




LOCATION

Horsham is an affluent market town and is situated approximately 40 miles (65km) south of Central London, 23 miles (37km) north of Brighton and 9 miles (14km) west of Crawley.

 Horsham is located 2.4 miles away from the A24, providing direct access to the M23 and the M25 which subsequently leads north to Central London. Alternatively, heading north-east, Guildford can be reached in under 45 minutes via the A281.

 The subject property is located within a 10 minute walk (0.5 miles) of Horsham train station. Regular services run every 30 minutes to London Victoria (51 minutes) and London Bridge Station (55 minutes). In addition, Crawley can be accessed in just 8 minutes and Brighton in 50 minutes

 London Gatwick airport is located approximately 14 miles north and is easily accessed via the M23.





DEMOGRAPHICS

Horsham is the dominant retail destination within its shopper catchment area. The highly popular town centre serves a significant residential population of 387,000 people. Horsham retains a market share of over 83.7% within its primary catchment.

Horsham benefits from an exceptionally affluent demographic profile. Over half of the population are within the most affluent Acorn groups “Affluent Achievers” (46% of the population) and “Rising Prosperity” (13% of the population). In contrast, the least affluent groups are significantly underrepresented.

SITUATION

The property occupies a highly prominent position on the southern side West Street, the 100% prime retail thoroughfare in Horsham. The property is well positioned opposite the principal entrance to Swan Walk Shopping Centre.

Multiple national retailers within the immediate vicinity include:

OLIVER
BONAS

★ PRET ★

Clarks

JIGSAW
LONDON

THE WHITE COMPANY
LONDON

COSTA



RETAILING IN HORSHAM

Horsham is an attractive Sussex town offering a strong mix of independent retailers, well-known national brands, and a wide range of bars and restaurants serving its local catchment.

The town's core retail area is compact, extending to approximately 870,000 sq ft of retail floorspace, with provision centred around Swan Walk Shopping Centre. Swan Walk forms the main focus for multi-fascia retail occupiers, including Marks & Spencer, Boots and Next, and provides a range of well-configured large and small retail units.

West Street is the principal high street thoroughfare, situated to the south of Swan Walk, and accommodates a range of national occupiers including Oliver Bonas. East Street, a continuation of West Street, offers a vibrant selection of bars and restaurants, supporting a healthy evening and night-time economy within Horsham.

Carfax, the historic heart of the town, is positioned directly adjacent to the primary entrance to Swan Walk and hosts a popular farmers' market every Thursday and Saturday.



DESCRIPTION

The property is of traditional construction with brick and rendered elevations and a pitched slate roof. Internally, it provides well-configured sales accommodation on the ground floor with ancillary accommodation at first floor level.

The property has rear access via a shared passageway from Blackhorse Way.

ACCOMMODATION

The property comprises the following approximate net internal area (NIA).

Floor	Use	Area (sq ft)	Area (sq m)
Ground Floor		1,604	149.01
ITZA			905 units
Ground Floor	Ancillary	128	11.89
First Floor	Ancillary	900	83.61
Total		2,632	244.51

TENANCY

The property is let entirely to The Works Stores Limited for a term of five years and three months from and including 26th May 2026, expiring 31st August 2031 at a rental of £79,000 per annum.

TENURE

Freehold.



COVENANT INFORMATION

The Works Stores Limited (06557400)

The Works is a leading British family-friendly value retailer selling affordable books, arts and crafts, stationery, toys and games. The company operate from more than 500 stores across the UK.

A summary of their latest financial accounts is as follows:

	2025	2024	2023
Turnover	£277,039,000	£282,585,000	£280,102,000
Pre-Tax Profit	£9,502,000	£2,951,000	£10,951,000
Shareholder Funds	£20,856,000	£14,097,000	£11,101,000

The company holds a CreditSafe Rating of A-96, indicating 'very low risk' of default.



FOR INDICATIVE PURPOSES ONLY.

VAT

The property is elected for VAT purposes. It is anticipated that the sale will be structured as a transfer of a going concern (TOGC).

EPC

The property benefits from an Energy Performance Certificate rating of C-55.

A copy of the EPC is available upon request.

ANTI MONEY LAUNDERING

In order to comply with Anti-Money Laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

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FURTHER INFORMATION

For further information or to arrange an inspection of the property, please contact:

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