

UP TO 35,000 SQ.FT LEISURE & F&B OPPORTUNITIES

SWAN WALK
HORSHAM RH12 1HQ





Prime Central Location

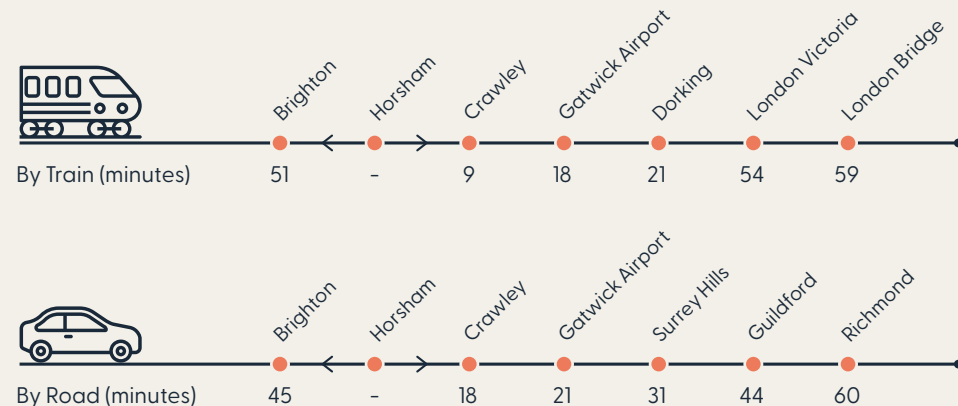
Horsham is an affluent and attractive town in the South East England, 33 miles south of London.

Horsham is an extremely desirable location to live, work and play. The town was crowned 4th of the UK's best places to live in 2020 (Sunday Times) due to its high life expectancy, excellent health and high average earnings.

Horsham is a commuter town with excellent connectivity to London and other major towns

The subject unit, formerly Wilko's is located in Horsham Town Centre at the junction of West Street, Springfield Road, Worthing Road and the pedestrianised section of Bishopric. The property sits adjacent to national brands including Wetherspoons, H&M, Sostrene Grene, Sports Direct and Greggs.

The scheme is anchored by a full line Marks & Spencer's (81,230 sq. ft) and benefits from a 900 space car park.





6.7m
footfall



83.7%
market share in
primary catchment



900
space
car park



64%
in the ABC1 social
grade category



386,632
residents in the
Horsham area



Affluent area
over half of the population
being within either "Affluent

Achievers" (46.3%)
and "Rising Prosperity"
(12.7%) Acorn groups





Existing Plans

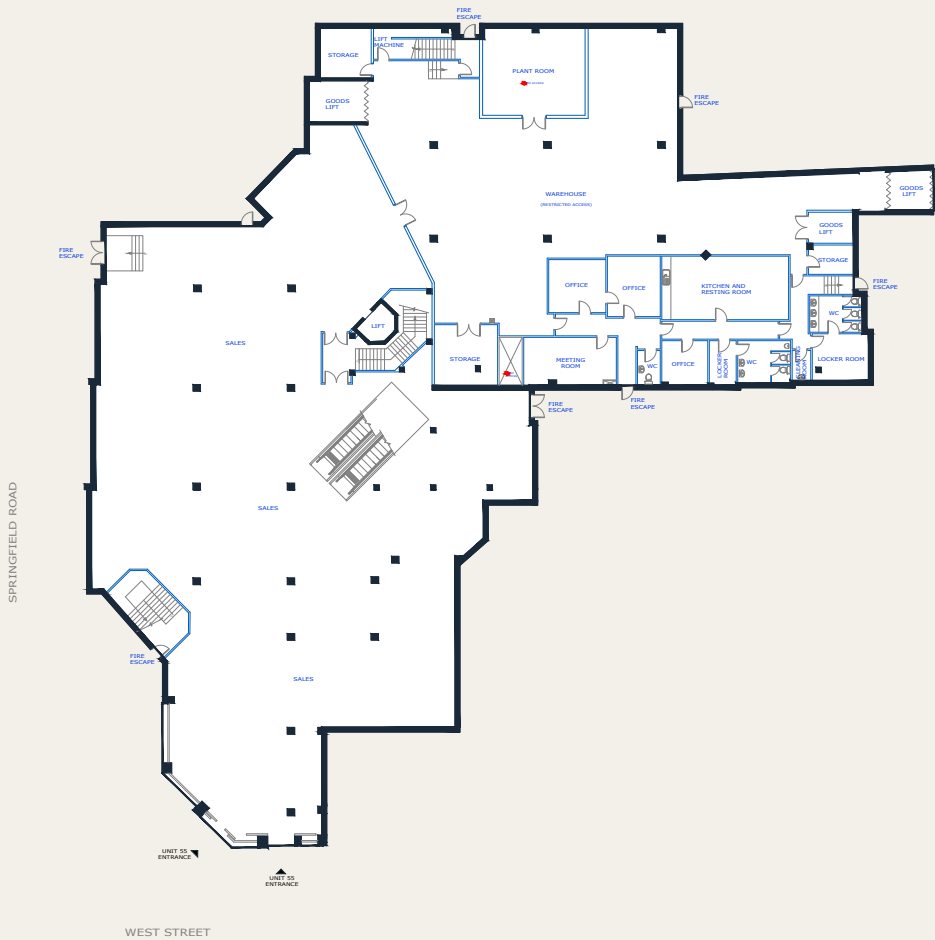


28,990 sq. ft

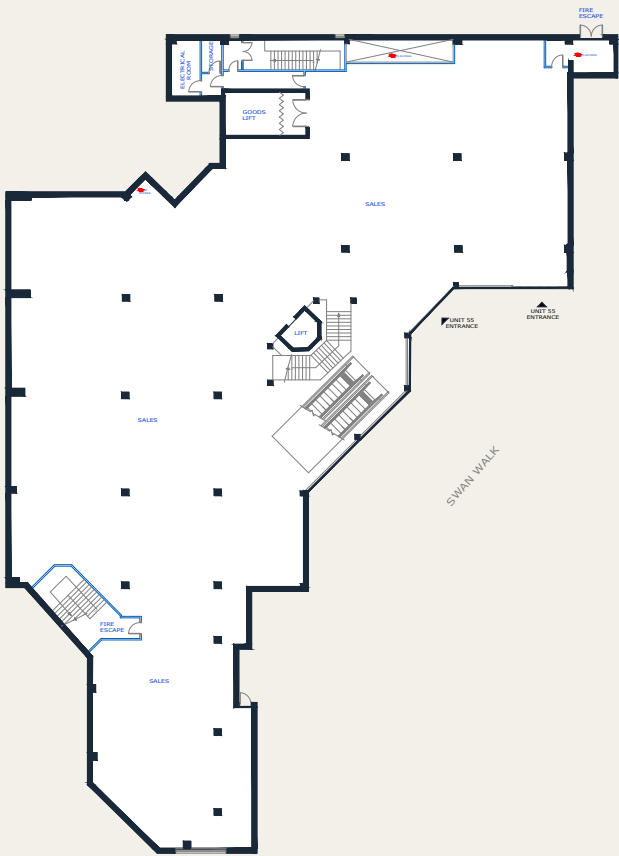


Potential to split

	Area (sq. ft)	Area (sq. m)
Ground Floor	16,474	1,530.48
First Floor	12,518	1,162.96



Ground Floor



Upper Ground Floor

Proposed Plans



35,391 sq. ft

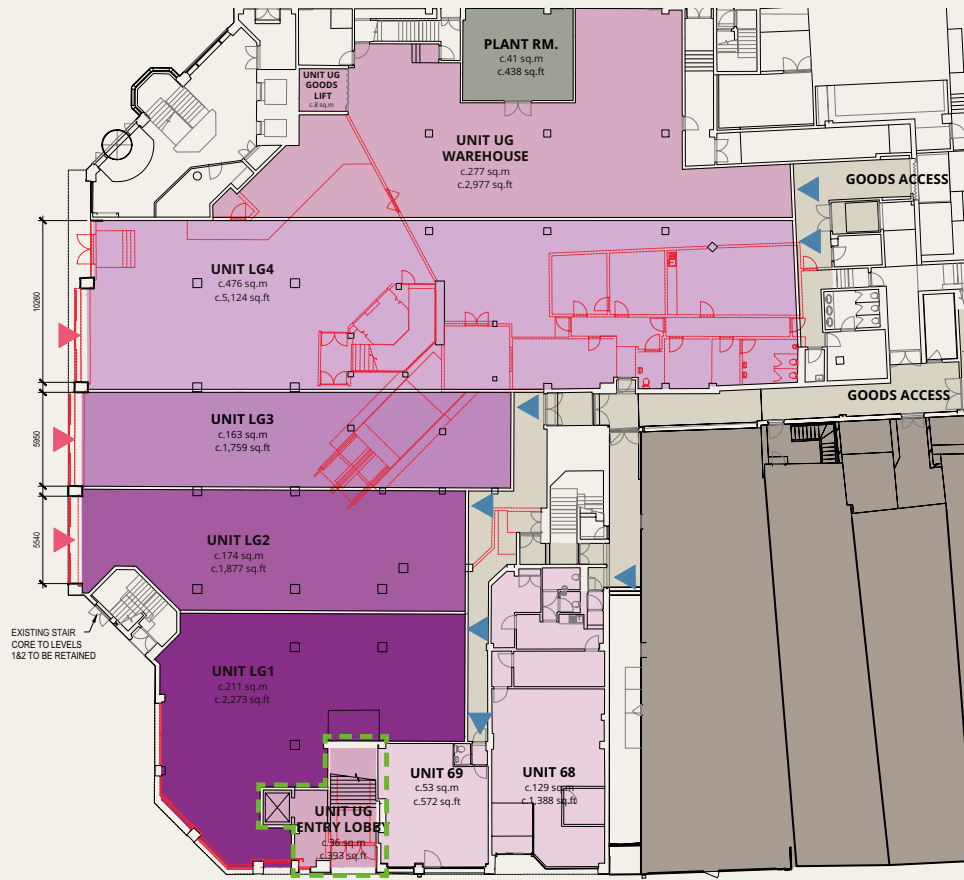


Potential to split

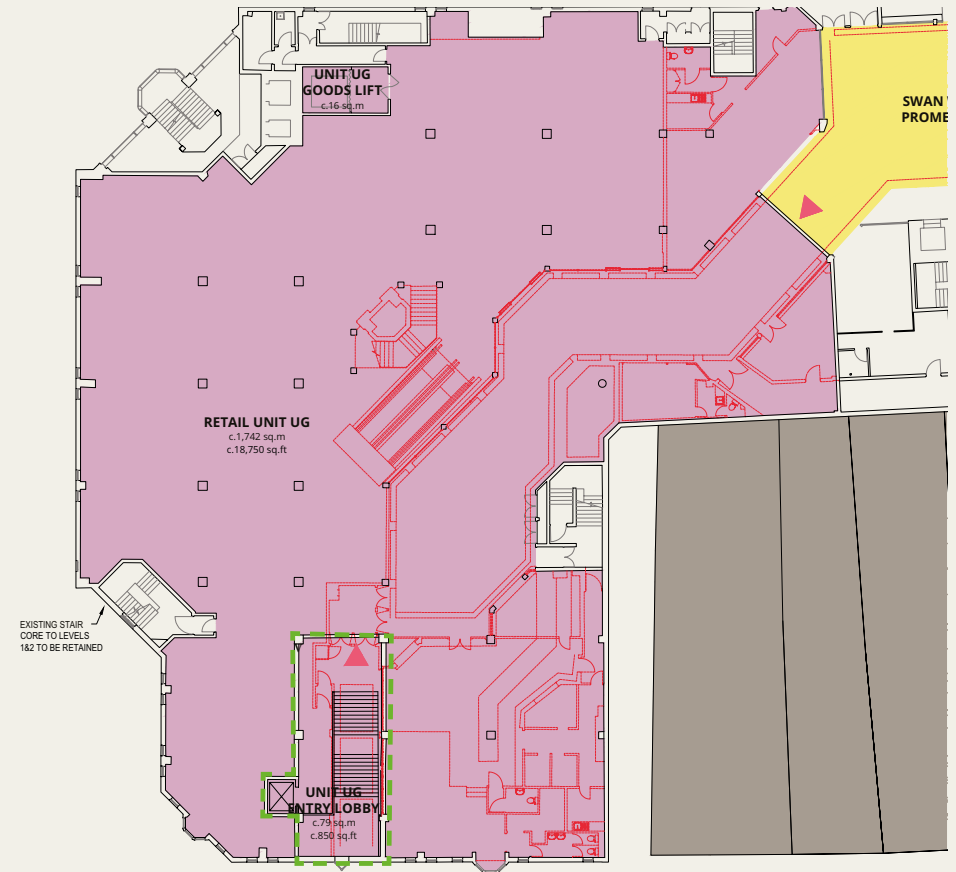
Area (sq. ft) Area (sq. m)

Ground Floor Up to 16,474 1,530.48

First Floor 18,917 1,757



Ground Floor



Upper Ground Floor

Lease

The subject property is available by way of a new FRI lease for a term to be agreed.

Rent

On application.

Rates

Rateable value: £191,000
UBR: £0.546
Rates payable: £104,286

Contacts

For all leasing enquiries, please contact:

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