

6 WEEK COMPLETION



SITUATION

Bolnore Village is a most attractive new residential development of over 600 homes located to the west of Haywards Heath. The property is situated in the central Village Square in the heart of this growing community adjacent to the Village Primary School. Bolnore Village lies approximately 14 miles north of Brighton and 12 miles south east of Horsham and benefits from good road links via the A272 to the M23 (Junction 11).

PROPERTY

Forming part of a mid terraced building comprising a **Ground Floor Shop**.

VAT is payable in respect of this Lot

ACCOMMODATION

Ground Floor Shop

Gross Frontage	24'1"
Internal Width	23'4"
Shop Depth	27'4"
Built Depth	31'9"
WC	

TENURE

Leasehold for a term of 999 years from 29th September 2006 at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to **S. O'Riordan trading as Cuppa-Licious (Café)** for a term of 10 years from 15th October 2010 at a current rent of **£16,000 per annum** exclusive.

Rent Review and Tenant's Break 2015

£16,000 per annum

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

VENDOR'S SOLICITORS

Katten Muchin Rosenman LLP – Tel: 020 7776 7645
Ref: G Vollans Esq – Email: gavin.vollans@kattenlaw.co.uk

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 £275 (including VAT) upon exchange of contracts