LOT 50

30 The Boulevard, Crawley, West Sussex RH10 1XP

Reserve below £175,000



SITUATION

Occupying a prominent trading position in the Town Centre, adjacent to a **Save The Children** and amongst a host of multiple traders including **New Look, Marks & Spencer, Poundland, Lloyds TSB, Pizza Hut, Subway** and being opposite a large car park.

Crawley is one of the major commercial centres in the southeast being just 3 miles from Gatwick Airport and home to the new **Nestlé Headquarters** as well as benefiting from excellent road access via the M23 (Junctions 10 & 11) and M25 (Junction 7).

PROPERTY

Forming part of a terraced parade comprising a **Ground Floor Shop**. There is a rear service road for unloading and parking for 1 car.

VAT is payable in respect of this Lot

ACCOMMODATION

Ground Floor Shop

Gross Frontage
Internal Width
Widening to
Shop Depth
Built Depth
Sales Area
Store Area
WC

16'0" 14'2" 18'8" 39'10" 58'8" Approx 645 sq ft Approx 350 sq ft

TENURE

Leasehold for a term of 999 years from completion at a fixed ground rent of £75 p.a.

TENANCY

The property is let on a full repairing and insuring lease by way of service charge to Mr S Bah as a **Hair & Beauty Salon** for a term of 3 years from 3rd April 2013 at a current rent of **£21,000 per annum** exclusive.

Note: Rent deposit held of £1,040.

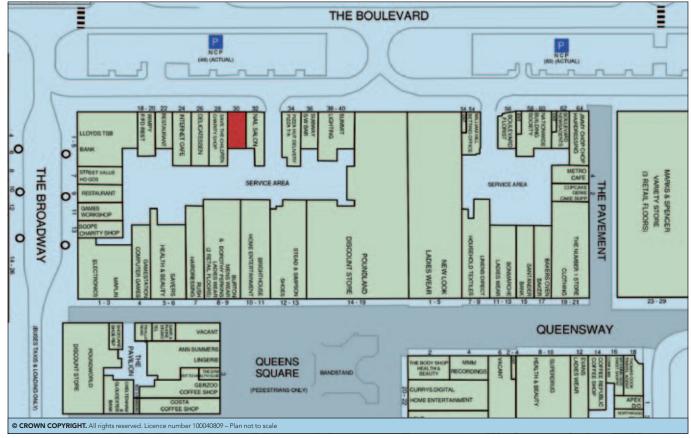


The Surveyors dealing with this property are **NICHOLAS BORD** and **JONATHAN ROSS**

30 The Boulevard, Crawley, West Sussex RH10 1XP

LOT 50





VENDOR'S SOLICITORS Liefman Rose - Tel: 0161 740 7878 Ref: M Rose Esq - Email: ger.liefman@virgin.net

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 £500 (including VAT) upon exchange of contracts