



SITUATION

Located close to the junction with Lumley Road within this established local shopping position on the main A23 from London to Brighton, being approx. ½ mile from Horley town centre and 1½ miles from Gatwick Airport. Horley lies some 25 miles south of London and just 2 miles from the M23 (Junction 9) which links with the M25.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with separate side entrance to a **Self-Contained Flat** on the first and second floors with UPVC double glazing and gas central heating. In addition, the property includes **2 Car Spaces** accessed from a rear service road.

ACCOMMODATION

Ground Floor Shop

Gross Frontage 18'1"
Internal Width 16'8"
Shop & Built Depth 28'4"
WC

First & Second Floor Flat

4 Rooms, Kitchen, Bathroom/WC
Plus 2 Car Spaces

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **M & O Trading Ltd as an Off-Licence (having 42 branches) (T/O for Y/E 30/11/13 £20m, Pre-Tax Profit £151,000 and Net Worth £1.02m)** for a term of 15 years from 16th May 2012 at a current rent of **£15,000 per annum** exclusive.

Rent Reviews 2017 and 2022. Tenant's Break 2017

Note: The flat has been sub-let on an AST at £10,200 p.a.



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£15,000 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS
Macrory Ward - Tel: 020 8440 3258
Ref: Ms Martina Ward - Email: martina@macroryward.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 £500 (including VAT) upon exchange of contracts