



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

A mid terraced building comprising a **Ground Floor Shop** with separate rear entrance to a **Self-Contained Flat** on the first and second floors. In addition, the property includes **4 Garages** 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
4 Garages (Nos. 3, 4, 5 & 6)

VAT is NOT payable in respect of this Lot

FREEHOLD

£14,750 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

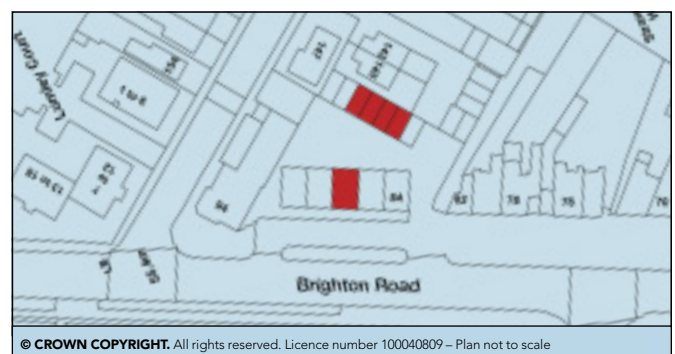
TENANCY

The entire property is let on a full repairing and insuring lease to **G. & K. Duffell as a Florist** for a term of 10 years from 25th March 2007 at a current rent of **£14,750 per annum** exclusive.

Rent Review 2016

Note 1: There is a £7,375 Rent Deposit held.

Note 2: The flat is sub-let on an AST, but an agreement has been reached with the head lessee to surrender the flat with vacant possession in December 2014 and take a new lease on the Shop and Garages for a term of 10 years at £10,000 p.a. with a 3 month rent free period.



VENDOR'S SOLICITORS
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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