



**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. In addition, the property includes a **Garage and a side Triangular Parking Area** 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**

5 Rooms, Bathroom/WC

**Plus Garage No. 2 & side Triangular Parking Area**

VAT is NOT payable in respect of this Lot

**FREEHOLD**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **W. Wei as a Chinese Take-Away** for a term of 12 years from 24th June 2008 at a current rent of **£13,500 per annum** exclusive.

**Rent Review 2016**



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**£13,500 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](mailto: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