

6 WEEK COMPLETION



SITUATION

Located in the busy High Street of this popular town amongst such multiple traders as **Lloyds Bank, British Heart Foundation, Morrisons, Age UK, M and Co, Subway, Boots, Coral** and many others.

Horley lies some 25 miles south of London and 1½ miles from Gatwick Airport, just 2 miles from the M23 (Junction 9) which links with the M25.

PROPERTY

A **Ground Floor Shop** forming part of a larger semi-detached building.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	13'2"
Internal Width	11'10"
Shop Depth	22'4"
Built Depth	26'3"
WC	

VAT is NOT payable in respect of this Lot

TENURE

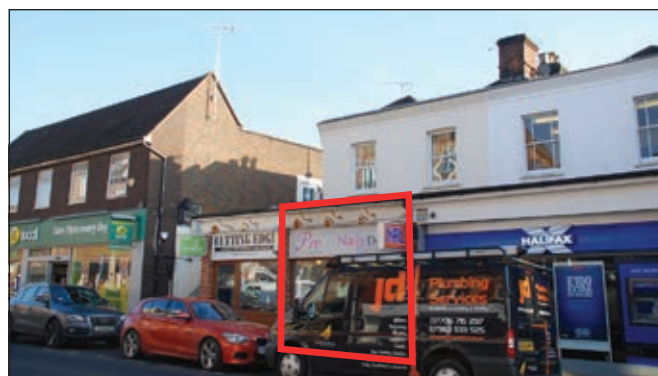
Leasehold for a term of 999 years from completion at a fixed ground rent of £100 p.a.

TENANCY

The property is let on a full repairing and insuring lease to **Quynh Nu Yo Ton as a Nail Salon** for a term of 15 years from 8th January 2008 at a current rent of **£15,600 per annum** exclusive.

Rent Review 2018

Note: The tenant did not exercise their 2013 break option.



£15,600 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

VENDOR'S SOLICITORS
Mayo Wynn Baxter - Tel: 01342 310 600
Ref: M. Phillips Esq - Email: mphillips@mayowynnebaxter.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