



SITUATION

Occupying a prominent trading position in the heart of this attractive village amongst such multiple retailers as **Budgens, Betfred, Lloyds Bank, Post Office, NatWest, One Stop** and **Lloyds Pharmacy**, all serving the surrounding residential area.

Henfield lies approximately 12 miles north-west of Brighton and 9 miles west of Burgess Hill, benefitting from good road links via the A23 & A27.

PROPERTY

An attractive detached building comprising a **Ground Floor Double Shop and Basement** with separate side access to **4 Self-Contained Flats** on rear ground, first & second floor level. There is vehicular access at the side leading to a rear parking area and small garden.

VAT is NOT payable in respect of this Lot

FREEHOLD



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Double Shop & Basement	Ground Floor Double Shop Gross Frontage 37'1" Internal Width 35'10" Shop Depth 31'6" Built Depth 52'9" Sales Area Approx. 1,125 sq ft Storage Area Approx 285 sq ft WC Basement Not inspected – trap door access	M & O Trading Ltd (having 37 branches trading under the names of Hartleys (Off-Licences) and Mulberry (Convenience Stores) – T/O for Y/E 30/11/13 £19.96m, Pre-Tax Profit £151,075 and Shareholders' Funds £1.054m.)	20 years from 14th May 2010	£20,000	FRI Rent Reviews May 2015 (Outstanding – Landlord quoted £23,000 - Tenant requested nil increase), 2020 and 2025.
Rear Ground, First & Second Floor (4 Flats)	Not Inspected	Individuals	125 years from 16th October 1991	£50	FRI Rent rises by £25 every 25 years.
TOTAL				£20,050	

£20,050 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**

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

VENDOR'S SOLICITORS

Hegarty LLP - Tel: 01733 346 333
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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