



**SITUATION**

Located close to the junction with Lumley Road within this established local shopping position, diagonally opposite a **Tesco Express** and nearby a **Coral**, on the main A23 from London to Brighton, and 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 a **Garage** accessed from a rear service road.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**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 Garage**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Ms J. Walder as a Hairdresser** for a term of 10 years from 6th December 2011 at a current rent of **£12,250 per annum** exclusive.

**Rent Review December 2016 - Landlord has quoted £16,500 p.a.**

**Note: We understand that the flat has been sub-let on an AST at £9,000 p.a. (£750 p.c.m.).**

**£12,250 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **JONATHAN ROSS**

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

**VENDOR'S SOLICITORS**  
Aubrey David - Tel: 020 7224 4410  
Ref: D Freedman, Esq - Email: davidf@aubreydavid.com

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