



SITUATION

Located at the junction with King Street on the town's principal retail thoroughfare, backing on to a Public Car Park, opposite **Superdrug** and the **Post Office** and amongst such multiples as **Nationwide**, **CEX**, **Waterstones**, **Boots**, **Poundland**, **WH Smith**, **Santander**, **Millels** and many others.

East Grinstead is located approx. 8 miles east of Crawley and 13 miles west of Tunbridge Wells, with easy access to the M25 and Gatwick Airport.

PROPERTY

A substantial corner building comprising a **Large Ground Floor Double Shop** with **Basement** plus internal and separate front access to **Ancillary Storage** at first floor level.

There is a secondary retail entrance in King Street, a goods lift plus rear service access.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	43'5"
Internal Width	43'0"
Shop Depth	71'9"
Built Depth	100'0"
Sales Area	Approx 3,050 sq ft
Store Area	Approx 650 sq ft

Basement Storage

Area	Approx 85 sq ft
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First Floor Ancillary Storage

Area	Approx 3,050 sq ft
4 WCs	

Total Area	Approx 6,835 sq ft
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TENANCY

The entire property is let on a full repairing and insuring lease to **Robert Dyas Holdings Ltd (having 94 branches)** (T/O for Y/E 31/03/18 **£123.9m**, **Pre-Tax Loss £918,000** and **Shareholders' Funds £9.9m**) for a term of 15 years from 2nd November 2006 at a current rent of **£65,000 per annum** exclusive.

***Reserve below £750,000**

6 week completion

View towards the Property



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Vendor's Solicitors

Bevan Kidwell LLP

Tel: 020 7843 1820 Ref: Peter Scammell

Email: peter@bevankidwell.com

£65,000 per annum

The Surveyors dealing with this property are
Jonathan Ross and Steven Grossman

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page