



SITUATION

Located within this established local parade which includes a **Co-op Food** and **William Hill** serving the surrounding residential area and being approx. 1 1/2 miles from Horsham Town Centre.

Horsham is an attractive commercial centre located on the main A24 midway between Guildford and Brighton, approx. 7 miles south-west of Crawley, with excellent road links via the A264 to the M23 (Junction 11).

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first floor. In addition, there is front layby parking for customers, a loading area and communal Car Park at the rear.

ACCOMMODATION

Ground Floor Shop

Gross Frontage 17'6"

Internal Width 16'6"

Shop Depth 49'0"

WC

First Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom/WC

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **D.Patel as a Newsagent/Post Office** for a term of 15 years from 15th June 2020 at a current rent of **£24,000 per annum** exclusive **rising to £24,500 p.a. in June 2027 and £25,000 p.a. in June 2028.**

Rent Review 2030

£9,500 Rent Deposit held.

£24,000 per annum

The Surveyors dealing with this property are
John Barnett and Rocco Kay

Vendor's Solicitors

Taylor Rose

Tel: 01733 796 651 Ref: James Swede

Email: james.swede@taylor-rose.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders'

