



**SITUATION**

Occupying a prominent trading position within the pedestrianised Church Walk, directly opposite the Martlet Centre amongst such multiples as **Clarks, Holland & Barrett, M & Co, Millets, Timpson, Santander, Peacocks, Betfred** and many others.

Burgess Hill is an attractive Sussex Town accessed from the main A23 and A273 routes some 10 miles north of Brighton and 14 miles south of Crawley and the M23.

**PROPERTY**

Forming part of a terraced parade comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on two upper floors. There is rear vehicular access for unloading and communal parking.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 18'10" Internal Width 18'3" Shop Depth 52'10" Built Depth 70'6" Sales Area Approx. 995 sq.ft Storage Area Approx 425 sq.ft. 2 WC's	<b>Mr &amp; Mrs C Rowley (Pet Shop)</b>	15 years from 29th September 2012 <b>(Reversionary lease)</b>	£18,500	FRI. <b>Tenant in occupation for 19 years.</b> <b>Rent Reviews 5 yearly</b> <b>Tenant's Break 2015</b>
First & Second Floor Flat	3 Rooms, Kitchen, Bathroom/WC	2 Individuals	6 months from 8th January 2012	£7,800	AST In occupation since 2010
<b>TOTAL</b>				<b>£26,300</b>	

**£26,300 per annum**

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

**VENDOR'S SOLICITORS**

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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 £275 (including VAT) upon exchange of contracts