



SITUATION

Occupying a prominent trading position on the town's principal shopping street opposite **Laura Ashley** and **Carpetright** and close to branches of **Greggs, Waterstones, Boots, HSBC, Clintons, Halifax, Santander, 99p Store, Co-Op Food** and many others.

Haywards Heath is an attractive town located some 8 miles south of Crawley and 13 miles north of Brighton with good road access via the A23 and A272.

PROPERTY

Forming part of a terraced property comprising a **Ground Floor Double Shop.**

ACCOMMODATION

Ground Floor Double Shop

Gross Frontage	48'2"
Internal Width	39'3"
Built Depth	62'0" (max)
Area Approx	1,550 sq ft
WC	

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from 6th July 2012 at a peppercorn.

TENANCY

The property is let on a full repairing and insuring lease to **Johnston Publishing Ltd (T/O for Y/E 01/01/11 £373.6m, Pre-Tax Profit £76.96m and Net Worth £73.26m)** for a term of 5 years from 6th July 2012 (**see Note**) at a current rent of **£32,500 per annum exclusive.**

Tenant's Break 2015

Note: We understand that the tenant has been in occupation for approx. 25 years.



£32,500 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **MATTHEW BERGER**

VENDOR'S SOLICITORS
Saunders Bearman LLP - Tel: 020 7224 2618
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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