

**14 YEARS UNEXPIRED
TO LLOYDS PHARMACY**



SITUATION

Bolnore Village is a most attractive new residential development of over 600 homes located to the west of Haywards Heath. The property is situated in the central Village Square in the heart of this growing community adjacent to the Village Primary School. Bolnore Village lies approximately 14 miles north of Brighton and 12 miles south east of Horsham and benefits from good road links via the A272 to the M23 (Junction 11).

PROPERTY

An end of terrace property comprising a **Large Ground Floor Shop.**

ACCOMMODATION

Ground Floor Shop

Gross Frontage	25'2"	Internal Width	23'10"
Shop Depth	43'1"	Built Depth	48'3"
GIA Approx	1,150 sq ft		

VAT is payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from 29th September 2006 at a peppercorn ground rent.

£14,250 per annum

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



TENANCY

The property is let on a full repairing and insuring lease to **Lloyds Pharmacy Ltd (See Tenant Profile) (not in occupation)** for a term of 20 years from 29th September 2006 at a current rent of **£14,250 per annum** exclusive.

Rent Reviews 2016 and 2021

TENANT PROFILE

Lloyds Pharmacy is the largest community pharmacy operator in the UK with over 1,650 branches. (Source: www.lloydspharmacy.com). Turnover for the year ending 31st December 2011 was £1.76 billion, pre-tax profits £57.18 million and net worth £58.5 million.

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