

6 WEEK COMPLETION



**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**

Forming part of a mid-terrace parade comprising a **Ground Floor Supermarket**.

**ACCOMMODATION**

**Ground Floor Supermarket**

Gross Frontage	74'3"
Internal Width	72'7"
Shop Depth	50'10"
Sales Area	Approx 2,480 sq ft
Storage Area	Approx 1,190 sq ft

**Total Area** Approx 3,670 sq ft

**£57,696 per annum**

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



View of one of the residential blocks from the Property

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.

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**TENANCY**

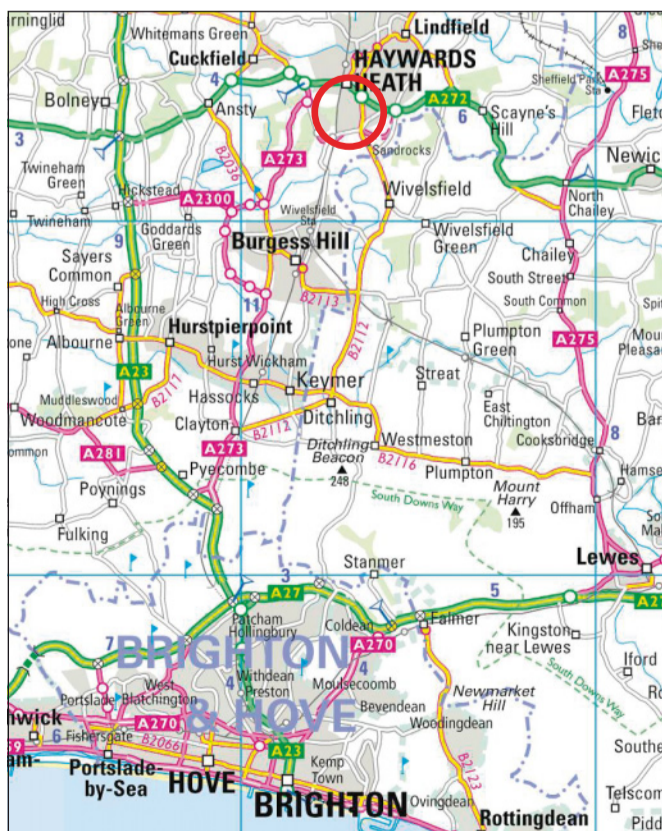
The property is let on a full repairing and insuring lease to **Somerfield Stores Ltd t/a The Co-Operative Foodstore (See Tenant Profile)** for a term of 25 years from 29th September 2006 at a current rent of **£57,696 per annum** exclusive.

Rent Reviews 2016 and 5 yearly

Tenant's Break 2021

**TENANT PROFILE**

Somerfield Stores Ltd are now a wholly owned subsidiary of the Co-operative Group Ltd who are the UK's largest mutual business. The Group operates from 4,800 retail trading outlets, employs more than 106,000 people and has an annual turnover of more than £13bn (source: www.co-operative.coop).



**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 £350 (including VAT) upon exchange of contracts