

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, anchored by a **Co-operative Food Supermarket** 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 modern corner building comprising a **Ground Floor Shop**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	28'2"
Internal Width (max)	26'8"
Built Depth	41'2"
WC	

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.

TENANCY

The property is let on a full repairing and insuring lease to J Bailey & P Brown (**not in occupation**) for a term of 15 years from 25th December 2006 at a current rent of **£16,500 per annum** exclusive.

Rent Reviews 2011 (Outstanding – no action taken) and 2016

Tenant's Break 25th December 2016

Note: The lessees are not trading but continue to pay the passing rent of £16,500 p.a.

£16,500 per annum

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

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 £500 (including VAT) upon exchange of contracts