



**SITUATION**

Located close to the junction with King Street and backing on to one of the town’s main car parks, in a busy trading position within the principal retail thoroughfare amongst such multiples as **Superdrug, Specsavers, Bathstore, Post Office, Nationwide, Robert Dyas, KFC, Carphone Warehouse** and many others.

East Grinstead lies approximately 9 miles east of Gatwick Airport and is served by the A22 and A264 which provide easy access to the M25 (J6) and the M23 (J10).

**PROPERTY**

Forming part of an attractive parade comprising **3 Ground Floor Shops** with separate front access to **4 Self-Contained Flats** on two upper floors.

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

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 95 (Shop)	Internal Width 11'10" Shop Depth 33'5"	<b>VACANT</b>			
No. 97 (Shop)	Gross Frontage 12'7"	<b>Individual</b>	999 years from 24th June 1991	Peppercorn	FRI
No. 99 (Shop)	Internal Width 11'10" widening to 15'4" Shop Depth 39'10" Built Depth 46'4"	<b>United Cars (Crawley) LLP (Mini-Cab Office) (Not in Occupation)</b>	10 years from 11th September 2013	£12,000	FRI <b>Rent Review &amp; Tenant's Break 2018</b>
Nos. 105 & 111 (2 Flats)	Each 3 Rooms, Kitchen, Bathroom/WC	<b>Various</b>	Each 125 years from 29th September 1991	£100	Each FRI <b>Rent rises to £200 in 2016</b>
No. 107 (Second Floor Flat)	3 Rooms, Kitchen, Bathroom/WC	<b>Individual</b>	99 years from 2004	£150	FRI <b>Reversion in 89 years.</b>
No. 109 (First Floor Flat)	3 Rooms, Kitchen, Bathroom/WC Gas CH – Not Tested	<b>VACANT</b>			

**TOTAL** £12,250 plus Vacant Shop & Flat

**Note : In accordance with Section 5B of the Landlord & Tenant Act 1987, Notices have been served on the Lessees and they have not reserved their rights of first refusal. Therefore, this lot cannot be sold prior to auction.**

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

**VENDOR'S SOLICITORS**  
Hancock Quins – Tel: 01923 650884  
Ref: Ms Linzi van Geene – Email: lvangeene@hancockquins.co.uk

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