

6 WEEK COMPLETION



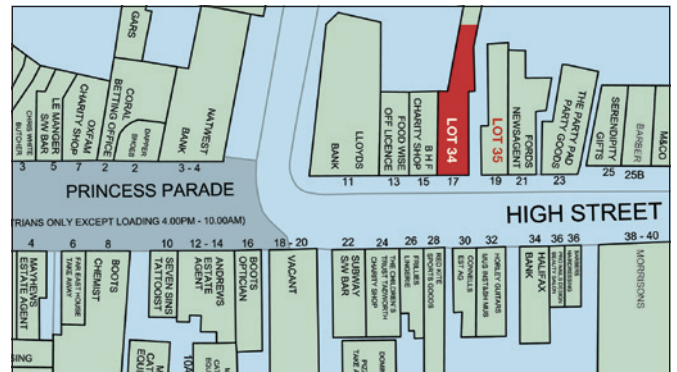
SITUATION

Located in the busy High Street of this popular town amongst such multiple traders as **Lloyds Bank, British Heart Foundation, Morrisons, M and Co, Subway, Boots, Coral** and many others.

Horley lies some 25 miles south of London and 1½ miles from Gatwick Airport just 2 miles from the M23 (Junction 9) which links with the M25.

PROPERTY

A terraced property comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** above.



VAT is payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 16'3" Internal Width 15'0" Shop Depth 38'2" Built Depth 85'2" WC	Age UK (Charity having over 450 branches)	15 years from 23rd April 2010	£16,000	FRI Rent Reviews 2015 and 2020 Tenant's Break 2020
First Floor Flat	Not Inspected	Individual	125 years from 31st January 2014	Peppercorn	FRI
TOTAL				£16,000	

£16,000 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

VENDOR'S SOLICITORS
BPE Solicitors - Tel: 01242 224433
Ref: Ms Nicola Corner - Email: nicky.corner@bpe.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