

6 WEEK COMPLETION



SITUATION

Located in the busy High Street of this popular town adjacent to **Age Uk** and 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 15'9" Internal Width 15'6" Shop Depth 45'0" Built Depth 74'8" WC	J Micelaite (Bakery)	10 years from 17th January 2012	£16,500	FRI Rent Review and Tennt's Break 2017
First Floor Flat	Not Inspected	Individual	125 years from 14th August 2002	£300	FRI
TOTAL				£16,800	



£16,800 per annum

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

* Refer to Point 9 in the 'Notice to all Bidders' page

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