



SITUATION

Located close to the junction with Lumley Road within this established local shopping position on the main A23 from London to Brighton, being approx. ½ mile from Horley town centre and 1½ miles from Gatwick Airport. Horley lies some 25 miles south of London and just 2 miles from the M23 (Junction 9) which links with the M25.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear entrance to a **Self-Contained Flat** on the first and second floors. In addition, the property includes a **Garage** accessed from a rear service road.

ACCOMMODATION

Ground Floor Shop

Gross Frontage 18'1"
Internal Width 16'8"
Shop & Built Depth 28'4"
WC

First & Second Floor Flat

4 Rooms, Kitchen, Bathroom/WC
Plus Garage No. 1

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Ms J. Walder as a Hairdresser** for a term of 10 years from 16th February 2011 at a current rent of **£12,250 per annum** exclusive.

Rent Review 2016

Note: The flat has been sub-let on an AST.



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£12,250 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

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

VENDOR'S SOLICITORS

Macrory Ward - Tel: 020 8440 3258
Ref: Ms Martina Ward - Email: martina@macroryward.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