



SITUATION

Located close to the junction with King Street and backing onto 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 a **Ground Floor Shop**.

VAT is NOT payable in respect of this Lot

ACCOMMODATION

Ground Floor Shop

| | |
|----------------|--------|
| Gross Frontage | 16'0" |
| Internal Width | 11'10" |
| widening to | 15'4" |
| Shop Depth | 39'10" |
| Built Depth | 46'4" |

TENURE

Leasehold for a term of 125 years from completion at a ground rent of £175 p.a.

TENANCY

The property is let on a full repairing and insuring lease to **United Cars (Crawley) LLP as a minicab office** for a term of 10 years from 11th September 2013 at a current rent of **£12,000 per annum** exclusive.

Rent Review and Tenant’s Break 2018

£12,000 per annum

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

* Refer to Point 9 in the ‘Notice to all Bidders’ page

VENDOR’S SOLICITORS

Hancock Quins - Tel: 01923 650 884
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