



SITUATION

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

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

PROPERTY

A **Ground Floor Shop** with separate side access to a **Self-Contained Flat** at first floor level. In addition, there is a **Large Detached Shed** at the rear (**see Notes 1 & 2**).

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 13'3" Internal Width 12'3" Shop Depth 25'9" Built Depth 53'3" WC	S Nicholson (Guitar shop)	5 years from 5th January 2012	£8,000	FRI
First Floor Flat	Not inspected – 2 Rooms, Kitchen, Bathroom/WC	Individual	6 months from 10th March 2008	£7,200	AST Holding over

VACANT – See Notes 1 & 2

TOTAL

£15,200 Plus Vacant Shed

Note 1: The rear shed has previously been let separately to a car hire company. There may be potential to construct a new building as per previous Planning Permissions (see Note 2). Alternatively in the event of demolition the area would provide additional parking for up to 6 cars which could be let separately.

Note 2: Planning Permissions received as follows:
 1) September 2006 for single store rear extension to provide storage following demolition of detached storage building (not commenced).
 2) September 2009 for two storey rear extension (not commenced).
 3) August 2011 for external stairs to first floor and enclosing walls (commenced).

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

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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