



SITUATION

Located in this attractive village, close to the junction with Church Street, opposite **Springwells Hotel** and serving the surrounding affluent residential area. Nearby multiples include **Martins, The Co-operative Food, Lloyds Bank, Barclays, Post Office** and **Cancer Research**.

Steyning is situated 10 miles north-west of Brighton, 10 miles north of Worthing and benefits from good road links via the A283 which links to the A24.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with internal access to a **Storage Area** at first floor level. The property benefits from lay-by parking at the front.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'6"
Internal Width	16'5"
narrowing to	12'3"
Shop Depth	34'2"
Built Depth	59'1"

WC

First Floor Storage

Area	Approx. 680 sq ft
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VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **M & O Trading Ltd (with personal Guarantor) as an Off Licence (having over 40 branches trading under the names of Hartleys, Mulberry & The Offie – visit www.hartleyswines.co.uk) (T/O for Y/E 2013 £19.96m, Pre-Tax Profit £151,000 and Net Worth £1.018m)** for a term of 15 years and 3 months from 25th June 2010 at a rent of **£15,000 per annum exclusive (see Note)**.

Rent Reviews 2015 and 2020

Note: The current rent is £14,000 rising on the 28th September 2015 to the higher of £15,000 p.a. or Open Market Value and the Vendor will make up the rent shortfall on completion.

£15,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

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

VENDOR'S SOLICITORS

Karis Spyris LLP - Tel: 020 8443 7079
Ref: T. Spyris Esq - Email: terry@karisspyris.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