



**SITUATION**

Located on the busy A265, close to the junction with Station Road in the heart of the town centre. The property is opposite a **NatWest** and is amongst a variety of local traders and multiple retailers including **Lloyds Bank, Barclays, Cancer Research UK** and **Wood & Pilcher Estate Agents**.

Heathfield is a market town surrounded by the beautiful rolling Sussex countryside, approx. 14 miles south of the historic spa town of Royal Tunbridge Wells and 14 miles north of Eastbourne benefitting from good road links via the A21 and A22.

**PROPERTY**

A mid terraced building comprising a **Ground Floor Shop** with internal access to **Storage** at first floor level. In addition, the property benefits from rear access via a service road.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	17'10"
Internal Width	16'6"
Shop Depth	27'2"
Built Depth	37'0"

**First Floor**

Storage Area	Approx. 190 sq ft
WC	

**VAT is NOT applicable to this Lot**

**£10,000 per annum**

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **ROY TAMARI**

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

**FREEHOLD**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **S. Patel as an Off Licence/Post Office** for a term of 10 years from 8th October 2010 at a current rent of **£10,000 per annum** exclusive.

**Rent Review 2015 (Outstanding)**

**Note: The shop has been used for the sale of alcohol for over 25 years and previously traded as a Thresher.**



**VENDOR'S SOLICITORS**  
Hamilton Downing Quinn LLP - Tel: 020 7831 8939  
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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