



SITUATION

Located in a prominent position in the centre of this affluent town, 12 miles west of Tonbridge and 8 miles north-east of East Grinstead and within 14 miles of the M25. Nearby multiple traders include **Costa**, **Coral** and **Lloyds Bank** and is directly opposite **Eden Valley Museum**.

PROPERTY

An attractive corner building (ex-Bank) comprising a **Ground Floor Take-Away** with internal access to **2 Upper Floors** used for preparation and staff areas. In addition, there is drive-in access to a private rear yard for **parking a minimum of 5 vehicles**.

ACCOMMODATION

Ground Floor Take-Away

Gross Frontage	30'0"
Internal Width	27'0"
Shop Depth	17'0"
Built Depth	40'7"

First Floor

1 Office, 2 Store Rooms, 1 Prep Room, Cloakroom/WC

Second Floor

2 Rooms

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease (subject to a schedule of condition) to **DP Realty Limited (having 858 branches) (T/O for Y/E 25/12/16 £22.48m Pre-Tax Profit £2.13m and Shareholders' Funds £3.36m)** for a term of 20 years from 25th November 2014 at a current rent of **£14,500 per annum** exclusive.

Rent Reviews 2019 and 5 yearly

Tenant's Break 2025

Note 1: The tenant has an option to renew the lease for a further 20 years from 2034.

Note 2: The property has been sublet to a franchise at £14,500 p.a.

Note 3: The Purchaser will receive a personal signed cricket bat by the Vendor, former England Cricketer Mark Ramprakash, following completion of the sale.

£14,500 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

VENDOR'S SOLICITORS
Goodman Derrick LLP – Tel: 020 7404 0606
Ref: Ms Dagmara Selwyn-Kuczera - Email: dselwyn-kuczera@gdlaw.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