



SITUATION

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

Steyning is situated 12 miles north-west of Brighton, 9 miles north of Worthing and benefits from good road links via the A283 which links to the A24.

PROPERTY

An end of terrace **Grade II Listed** 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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£15,000 per annum

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

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



View further along the High Street

VAT is NOT applicable to 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 35 branches trading under the names of Hartleys (Off-Licence) & Mulberry (Convenience Stores) (T/O for Y/E 31/05/16 £25.3m, Pre-Tax Profit £170,015 and Shareholders' Funds £1.28m)** for a term of 15 years and 3 months from 25th June 2010 at a rent of **£15,000 per annum** exclusive.

Rent Review 2020

VENDOR'S SOLICITORS
Kidd Rapinet – Tel: 01252 713 242
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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 £750 (including VAT) upon exchange of contracts