



SITUATION

Located at the junction with Headland Way within this established parade being near to a **Post Office, Coral, Tesco Express** and a **Shell Petrol Station** and less than a mile from the railway station. Lingfield lies approximately 3 miles to the north of East Grinstead and 7 miles south of the M25 (Junction 6).

PROPERTY

A detached corner building comprising **3 Ground Floor Shops** with separate side access to **2 Self-Contained Flats** on the first floor. In addition, the property includes a front forecourt and vehicular access from Godstone Road to rear land currently used for parking.

VAT is NOT applicable to this Lot

FREEHOLD

PLANNING

Planning Permission was granted by Tandridge District Council on 6th November 2020 for 'Alterations and erection of first floor rear extension to the existing building to provide an additional one bedroom flat, construction of two rear terraces. Erection of roof extensions and six dormer windows in association with the conversion of loft space to provide an additional two bedroom flat with associated terrace' (ref: TA/2020/1174). This Planning Permission also includes a scheme that relates to adjoining land that is not included in this sale.

Full Planning Documents and Plans are available from the Auctioneers.



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£32,600 p.a. Plus Vacant Flat & Planning for 2 Flats

The Surveyors dealing with this property are **Steven Grossman** and **Jonathan Ross**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

Penman Sedgwick LLP

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TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 32 (Shop)	Gross Frontage 13'8" Internal Width 12'0" (max) Built Depth 39'6" WC	J. E. Webb (Florist)	Tenancy at Will (In occupation since July 2020)	£4,160	The Vendor has advised that the tenant has requested a lease for a longer period.
No. 34 (Shop)	Gross Frontage 12'1" Internal Width 11'1" (max) Built Depth 39'6" WC	Harmony 4 Ltd & S. Sun (Oriental Therapy Massage)	10 years from 19th June 2019 (excl. s.24-28 of L & T Act 1954)	£8,400	FRI Rent Review 2022 £3,000 Rent Deposit held.
No. 38 (Corner Shop)	Gross Frontage 16'6" Internal Width 15'8" widening at rear to Built Depth 19'8" 57'10" WC	EMR-Direct Ltd (Baguette Bar Deli & Grill)	Tenancy at Will (In occupation for 10 years)	£9,840 (inclusive of electricity, gas, water and business rates)	The Vendor has advised that the tenant has requested a lease for a longer period. £7,000 Rent Deposit held.
No. 36 (First Floor Flat)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC ¹	VACANT In need of modernisation			
No. 40 (First Floor Flat)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC ¹	Individual	1 year from 6th June 2019	£10,200	AST. Holding over. £980 Rent Deposit held.
				Total: £32,600 plus Vacant Flat and Planning for 2 Flats	

¹Not inspected by Barnett Ross