



Midhurst

14/14A North Street West Sussex GU29 9DJ

- Freehold Shop and Residential Investment
- Attractive town centre location adjacent to Pizza Express
- Shop let until 2020
- Includes a vacant maisonette of three rooms, kitchen, WC/shower
- Current Rent Reserved
£10,500 pa
and vacant maisonette



Tenure
Freehold.

Location

Midhurst is an attractive market town in West Sussex situated some 12 miles north of Chichester. Horsham is 23 miles to the north-east and Petersfield and the A3 are 10 miles to the west.

The property, situated in a Conservation Area, is well positioned in the heart of the town centre, on the west side of North Street between its junctions with Lambert's Lane and Knockhundred Row.

Occupiers close by include Pizza Express (adjacent), Tesco Express, Boots Chemist, Barclays Bank and Costa Coffee, amongst a variety of other retailers.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop with a self-contained maisonette on the first and second floors accessed via an alleyway at the front.

NB. Part of the maisonette at second floor level is located above the adjoining property.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

Shop EPC Rating 106 Band E (Copy available on website).

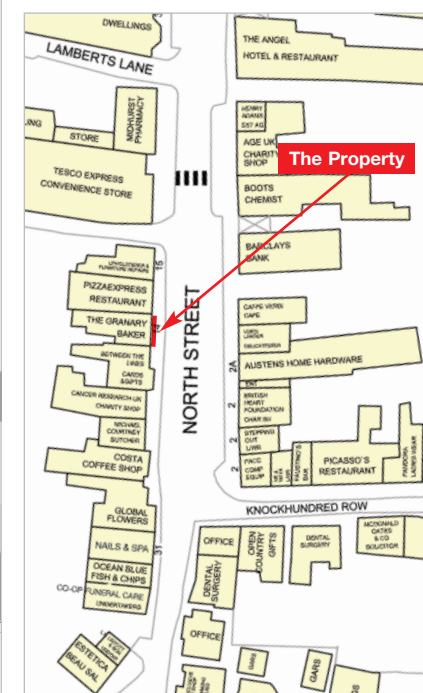
Flat EPC Rating 39 Band E (Copy available on website).

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allso.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 224 Midhurst**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor Shop	Bread of Heaven Bakery Ltd (breadofheavenbakery.co.uk)	Gross Frontage 5.15 m Net Frontage 4.40 m Shop Depth 7.65 m Built Depth 13.85 m	(16' 10") (14' 5") (25' 2") (45' 5") 10 years from 09.03.2010 Rent review in the 5th year Effectively FR & I	£10,500 p.a.	Reversion 2020
First and Second Floor Maisonette	Vacant	First and Second Floor Maisonette – Three Rooms, Living Room, Kitchen, Shower/WC			

Total £10,500 p.a.



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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