

Horley

Lidl Supermarket

100 Victoria Road
RH6 7AF

- Virtual Freehold Supermarket, Investment
- Let to Lidl on a Lease expiring in 2018
- Includes 106 car spaces in the car park to the rear
- Prominent Town Centre position
- Rent Review August 2013
- Current Rent Reserved
£160,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Virtual Freehold. To be held on a 999 year lease from completion at a fixed rent of a peppercorn. The freehold interest of Lots 85 to 90 is offered as Lot 118.

Location

Horley is located within 2 miles of Gatwick Airport, 5 miles north of Crawley and 6 miles from Reigate. The town benefits from excellent communications, with its proximity to Junction 9 of the M23 Motorway which provides easy access to the M25 London Orbital Motorway. The property is situated in the heart of the town centre fronting Victoria Road.

Occupiers close by include Lloyds Pharmacy, Martins, Barclays Bank, Nationwide, Betfred and a wide range of local retailers and offices.

Description

The property is arranged on ground floor to provide a large purpose built supermarket with 106 car spaces in the multi storey car park at the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	21.25 m	(70' 6")
Built Depth	49.9 m	(163' 8")
Ground Floor	1,140 sq m	(12,270 sq ft)

106 spaces on the ground floor of the car park.

Areas taken from www.2010.voa.gov.uk. Not inspected by Allsop.

Tenancy

The entire property is at present let to LIDL UK PROPERTIES GMBH for a term of years expiring on 29 July 2018 at a current rent of £160,000 per annum, exclusive of rates. The lease provides for a rent review in August 2013 and contains effectively full repairing and insuring covenants by way of service charge.

Tenant Information

Lidl is one of the largest grocery retailers in Europe and established itself in the UK in 1994 and have more than 580 stores.

Website Address: www.lidl.co.uk

VAT

VAT is applicable to this lot.

Documents

The legal packs will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

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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