



Tenure

Leasehold. All four flats are held on one lease for a term of 125 years from 25th June 2007 (thus having approximately 117 years unexpired) at a current ground rent of £1,000 per annum.

Location

The property is situated at the corner of Victoria Road and Church Road, close to the centre of Horley. A range of shops and local amenities is available in Horley itself with the further and more extensive shopping facilities of both Redhill and Reigate lying to the north. Gatwick International Airport is less than a mile to the south. Nearby Horley Station provides regular Rail services into both London Victoria and London Bridge Stations with journey times starting from 36 minutes. Both the A23 and M23 Motorway are accessible and provide routes to London to the north and the South Downs National Park and Brighton to the south.

Description

The property comprises the first and second floors of a building arranged over ground and two upper floors beneath a pitched roof. The property is internally arranged to provide four self-contained first and second floor duplex flats. The four flats will be offered collectively as One Lot.

Accommodation and Tenancies

The property was not internally inspected by Allsop. The information contained within the schedule of Accommodation and Tenancies set out below was provided by the Vendor.

Unit	Accommodation	Terms of Tenancy	Current Rent £ p.a. (equivalent)
1	First Floor – Studio Room, Kitchen Second Floor – Bathroom	Assured Shorthold Tenancy for a term of 12 months from 14th November 2013 (Holding over)	£6,900
2	First Floor – Reception Room, Kitchen Second Floor – Bedroom, Bathroom	Assured Shorthold Tenancy for a term of 12 months from 1st June 2010 (Holding over)	£7,200
3	First Floor – Reception Room, Kitchen Second Floor – Bedroom, Bathroom	Assured Shorthold Tenancy for a term of 6 months from 26th September 2014	£9,300
4	First Floor – Reception Room, Kitchen, Bathroom Second Floor – Bedroom	Assured Shorthold Tenancy for a term of 12 months from 1st July 2010 (Holding over)	£8,100
Total			£31,500

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

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

Horley

Flats 1-4

Beechbrook Court, 163 Victoria Road, (aka First and Second Floors 2-4 Church Road), Surrey RH6 7EX

- Four Leasehold Self-Contained Purpose Built First and Second Floor Duplex Flats
- Each Flat subject to an Assured Shorthold Tenancy
- To be offered Collectively as One Lot
- Total Current Gross Rent Reserved **£31,500 per annum (equivalent)**

To View

Please Call: Allsop (Ref: SH).
Tel: 020 7344 2676.

Seller's Solicitor

Messrs Porter & Co (Ref: Mr P Long).
Tel: 0208 643 5111.
Email: enquiries@portersol.co.uk

INVESTMENT – Four Leasehold Flats