



Tenure

Leasehold. Held for a term of 999 years from completion at a peppercorn ground rent.

Location

Battle is a picturesque town located some 6 miles north-west of Hastings at the junction of the A2100 and A271, a short distance to the west of the A21. It is a popular and attractive tourist destination famed for being the site of the Battle of Hastings. The property is located on the western side of High Street (A2100). The historic tourist attraction Battle Abbey is less than 200 metres to the south of the property. Occupiers close by include Holland & Barrett, NatWest, Co-operative Food, Boots the Chemist and Costa Coffee, amongst many other local shops and restaurants.

Description

This attractive Grade II listed property is arranged on ground floor only to provide a shop. The property forms part of a larger building, the remainder of which is not included in the sale.

The property provides the following accommodation and dimensions:

Gross Frontage	9.45 m	(31' 0")
Net Frontage	9.00 m	(29' 6")
Shop Depth (Max.)	12.40 m	(40' 8")
Built Depth	21.90 m	(71' 10")
Ground Floor	117.50 sq m	(1,265 sq ft)

Tenancy

The property is at present let to FAT FACE LIMITED for a term of 10 years from 20th May 2011 at a current rent of £27,000 per annum. The lease provides for rent reviews every fifth year of the term and contains effectively full repairing and insuring covenants by way of service charge.

Tenant Information

No. of Branches: 200+.

Website Address: www.fatface.com

For the year ended 3rd June 2017, Fat Face Limited reported a turnover of £224.695m, a pre-tax profit of £21.935m, shareholders' funds of £140.184m and a net worth of £138.870m.

(Source: Experian 05.04.2018.)

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

We understand that an EPC is not required.

Battle

21-22 High Street

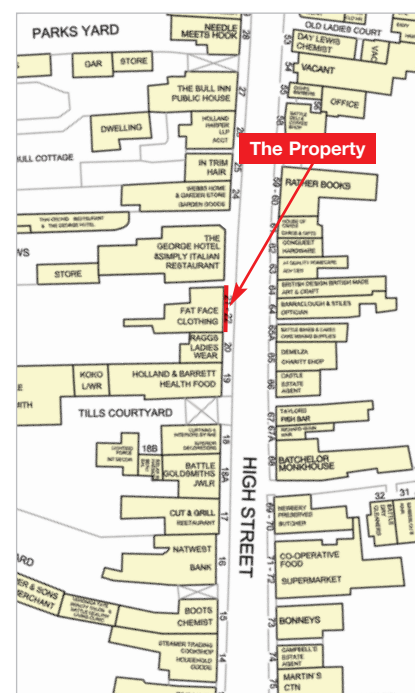
East Sussex

TN33 0AE

- Attractive Virtual Freehold Shop Investment
- Shop let to Fat Face Ltd
- Historic market town location
- Grade II listed
- No VAT applicable
- Reversion 2021
- Current Gross Rent Reserved

£27,000 pa

SIX WEEK COMPLETION AVAILABLE



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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