

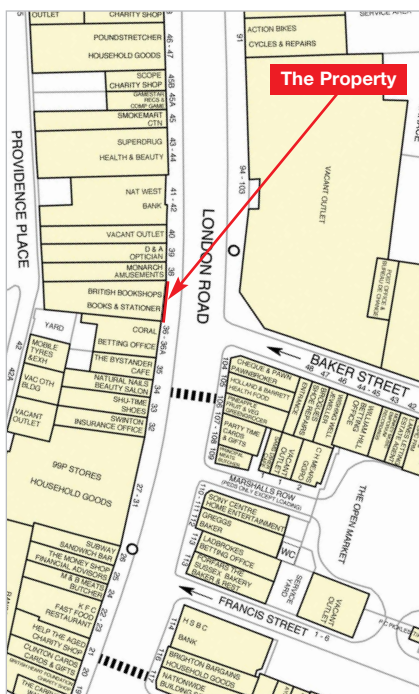
# Brighton

**37-37A London Road  
East Sussex  
BN1 4JB**

- **Attractive Freehold Shop Investment**
- Let to W H Smith with guarantor
- Let on a lease expiring 2026 (1)
- Rent Review 2016
- Current Rent Reserved  
**£49,000 pa**

**On the Instructions of Trustees**

**SIX WEEK COMPLETION  
AVAILABLE**



## Tenure

Freehold.

## Location

The City of Brighton and Hove is a major south coast resort and commercial centre with a population of some 124,000. The city is also a major retail centre serving a wide catchment population. Brighton is located 50 miles south of London and is accessed by the A23 and A27 dual carriageways. In addition the town benefits from regular rail services to London (Victoria) and is also within 28 miles of Gatwick Airport.

The property is situated fronting the busy London Road (A23), the main road into Brighton from the north, about half a mile from the seafront. The property is situated opposite the junction of London Road with Baker Street adjacent to Corals, opposite a branch of Holland and Barrett, close to branches of Boots Opticians, NatWest Bank, Superdrug and 99p Stores.

## Description

The property is arranged on part basement, ground and two upper floors to provide a ground floor shop with basement storeroom together with a self-contained maisonette on the first and second floors above, approached via a separate entrance at the rear via Providence Place. The retail unit also has the benefit of rear access to Providence Place for loading and servicing.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>10.00 m</b>	<b>(32' 9")</b>
<b>Net Frontage</b>	<b>9.00 m</b>	<b>(29' 6")</b>
<b>Shop Depth</b>	<b>30.20 m</b>	<b>(99' 1")</b>
<b>Basement Store</b>		
<b>(Limited Headroom)</b>	<b>33.45 sq m</b>	<b>(360 sq ft)</b>
<b>First and Second Floor Maisonette believed to be 4 Rooms,</b>		
<b>Kitchen and Bathroom (Not Inspected and believed not occupied)</b>		

## Tenancy

The entire property is at present let to W H SMITH RETAIL HOLDINGS LIMITED (with a guarantee from W H Smith High Street Limited) for a term of 15 years from 1st August 2011 at a current rent of £49,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The lease also contains a tenant's option to break at the end of the 10th year of the term on giving not less than 6 months' notice (1).

## Tenant Information

No. of Branches: 611 High Street Stores, 586 travel outlets.  
Website Address: [www.whsmithplc.co.uk](http://www.whsmithplc.co.uk)  
For the year ended 31st August 2011, W H Smith Retail Holdings reported a turnover of £180.189m, a pre-tax profit of £180.046m, shareholders' funds of £442.012m and a net worth of £442.012m. (Source: riskdisk.com 01.06.2012.)  
For the year ended 31st August 2011, W H Smith High Street Limited reported a turnover of £804.891m, a pre-tax profit of £48.53m, shareholders' funds of £375.595m and a net worth of £147.832m. (Source: riskdisk.com 01.06.2012.)

## VAT

VAT is applicable to this lot.

## Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

## Viewings

Viewings are by appointment only, please e-mail your request with full contact details including telephone number to [viewings@alltop.co.uk](mailto:viewings@alltop.co.uk)  
In the subject box of your e-mail, please ensure that you enter **Lot 76 Brighton.**

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

**Seller's Solicitor** Mrs E Colville, Shepherd and Wedderburn. Tel: 0207 429 4900 Fax: 0207 329 5939 e-mail: [elaine.colville@shepwedd.co.uk](mailto:elaine.colville@shepwedd.co.uk)