

# Newhaven 18-28 (even) High Street East Sussex BN9 9PD

- Freehold Shop Investment and Residential Conversion Opportunity
- Comprises a parade of 4 shops
- Former offices with residential planning consent
- No VAT applicable
- Pedestrianised town centre location
- Total Current Rents Reserved

**£26,880 pa**  
plus office with residential consent

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

## Location

Newhaven has a resident population of approximately 11,200 and is a well established ferry port, located some 9 miles east of Brighton on the East Sussex coast. The town benefits from good communications, with regular cross channel ferry services to Dieppe, direct rail links to London, Gatwick Airport and the south coast. In addition the area benefits from a good road network with the improved A27 dual carriageway running to the north of the town, whilst the A26(T) runs north-south to the town centre where it joins the A259 Coast Road.

The property is situated on the north side of High Street, between its intersections with Dacre Road and Bridge Street, in the heart of the town centre.

Occupiers close by include Poundstretcher, Boots and Ladbrokes amongst others.

## Description

The property is arranged on ground and one upper floor to provide four ground floor shops and self-contained former offices above with planning consent for 2 x two bedroom flats. Access to the upper floor is from the front.

## Planning (1)

The first floor has planning for change of use to 2 x two bedroom flats (application ref: LW/12/0479), granted on 27th June 2012. Further details and plans are available at [www.lewes.gov.uk](http://www.lewes.gov.uk).

## VAT

VAT is not applicable to this lot.

## Documents

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

## Energy Performance Certificate

For EPC Rating please see 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@allstop.co.uk](mailto:viewings@allstop.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 208 Newhaven**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
18	V Yalcin (t/a Kebab Shop)	Ground Floor 42.5 sq m (457 sq ft)	10 years from 11.08.2010 Rent review every 5th year FR & I	£5,800 p.a.	Reversion 2020
20	The Sussex Pizza Company Ltd	Ground Floor 48 sq m (517 sq ft)	10 years from 15.06.2005 FR & I	£5,500 p.a.	Holding over
22	Individual	Ground Floor 46 sq m (495 sq ft)	5 years from 31.03.2015 Tenant break 30.03.2018	£6,480 p.a.	Reversion 2020
24	I Like a Sweetie Limited	Ground Floor 45 sq m (484 sq ft)	3 years from 05.09.2015 FR & I	£5,500 p.a.	Reversion 2018
26	Individual	First Floor (1) – 3 Rooms, Shower 61 sq m (657 sq ft)	4 years from 11.08.2012	£3,600 p.a.	Holding over
28	Vacant	First Floor – see planning (1)	–	–	–

**Total £26,880 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

**Seller's Solicitor** Ms A Shapland, Eversheds. Tel: 02920 477210 e-mail: [alexshapland2@eversheds.com](mailto:alexshapland2@eversheds.com)