

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 south-west corner of the junction of High Street with Newhaven Square in the heart of the town centre. Occupiers close by include Boots, HSBC, Ladbrokes, Poundstretcher, Peacocks and the Co-operative Food.

Description

The property is arranged on ground and one upper floor to provide four ground floor shop units (two of which, 15 High Street and 14 Newhaven Square, interconnect) together with separate self-contained offices above.

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

For EPC Rating please see website.

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
12	PDSA	Gross Frontage Net Frontage Return Net Frontage Shop Depth Built Depth Ground Floor	5.00 m 4.00 m 2.35 m 8.30 m 11.55 m 53.88 sq m	(16' 5") (13' 2") (7' 8") (27' 3") (37' 10") (579 sq ft)	10 years from 05.10.2007 Rent review every 5th year FR & I by way of service charge	£8,900 p.a.	Reversion 2017
12a	D Kingswood (Jewellers)	Gross Frontage Net Frontage Shop Depth Built Depth Ground Floor	4.8 m 4.00 m 10.00 m 11.50 m 51.00 sq m	(13' 2'')	10 years from 05.10.2007. Rent review every 5th year FR & I by way of service charge	£7,400 p.a.	Reversion 2017
First Floor 15	H Macaulay (Book-keeping & Accountancy)	First Floor Offices	72.50 sq m	(780 sq ft)	5 years from 07.08.2013 (1)	£5,200 p.a.	Reversion 2018
15 High Street & 14 Newhaven Square	R Haynes	Gross Frontage Net Frontage Shop & Built Depth Ground Floor	7.05 m 5.75 m 8.25 m 80.40 sq m	(23' 2") (18' 10") (27' 1") (865 sq ft)	5 years from 18.08.2013 (2)	£6,240 p.a.	Reversion 2018

The lease contains a tenant break option to break on 7th August 2014, a rent-free period expiring 6th February 2014 and a capped service charge
 The Vendor holds a rent deposit of £1,040. The lease contains a tenant's option to break on 18th August 2014.

Total £27,740 p.a.

Newhaven

15 High Street and 12, 12a & 14 Newhaven Square East Sussex BN9 9PD

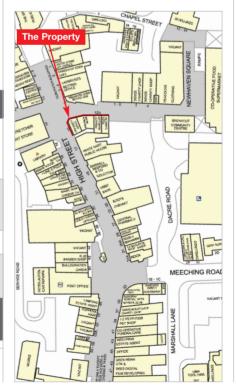
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- Freehold Shop and Office
 Investment
- Comprising 4 shops with offices above
- Part let to PDSA
- Prominent town centre corner
 position
- Reversions from 2017
- Current Rents Reserved

£27,740 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 **Seller's Solicitor** J Nuttall Esq, Paul Gubbay. Tel: 0207 262 7821 e-mail: john@pglegal.com