



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, HSB, Ladbroke's, 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.alltop.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 5.00 m Net Frontage 4.00 m Return Net Frontage 2.35 m Shop Depth 8.30 m Built Depth 11.55 m Ground Floor 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 4.8 m Net Frontage 4.00 m Shop Depth 10.00 m Built Depth 11.50 m Ground Floor 51.00 sq m	(15' 9") (13' 2") (32' 9") (37' 8") (548 sq ft)	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 7.05 m Net Frontage 5.75 m Shop & Built Depth 8.25 m Ground Floor 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

(1) 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.
(2) 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

- 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

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