

Hailsham

32/34 High Street

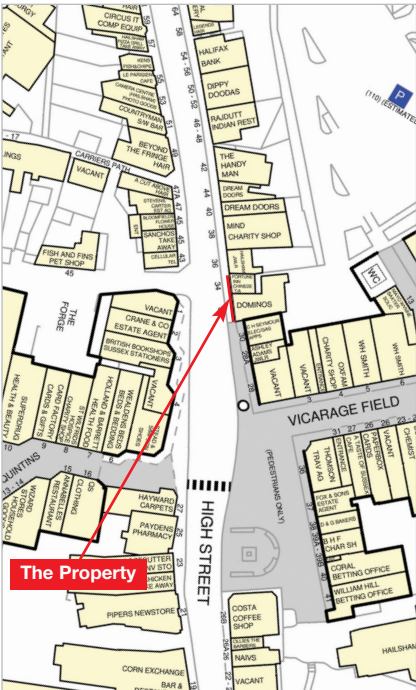
East Sussex

BN27 1BB

- Freehold Shop, Residential and Ground Rent Investment
- Majority let to DP Realty t/a Dominos Pizza
- Lease expires 2032 (3)
- Town centre location
- Shop Rent Review 2017
- No VAT applicable
- Total Current Rents Reserved

£22,010 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Hailsham, with a population of some 18,000, is an attractive town situated approximately 7 miles north of Eastbourne. The town is located on the A295, just east of the A22 which provides access to both Eastbourne to the south and London to the north.
The property is situated in the main town centre shopping area close to the junction of Vicarage Field and the entrance to the Quintins Shopping Centre.
Occupiers close by include Waitrose, ASDA, Costa Coffee, W H Smith, Boots and William Hill.

Description
The property comprises two shops both with a flat above. No. 32 is arranged on ground and one upper floor, No. 34 is arranged on ground and two upper floors and has been sold off on a long lease.

VAT
VAT is not applicable to this lot.

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

Energy Performance Certificate
Range from EPC Rating 67-94 Band D (Copies available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
32	DP Realty Ltd t/a Dominos Pizza (1)	Gross Frontage 6.6 m (21' 5") Shop and Built Depth 13 m (42' 8") Ground Floor Sales 75.45 sq m (812 sq ft) Ground Floor Ancillary 3.34 sq m (36 sq ft) First Floor Studio Flat (2)	20 years from 26.06.2012 Rent review every 5th year FR & I (3)	£22,000 p.a.	Rent Review June 2017
34	Individual	Shop and Flat – Not inspected	150 years from 29.06.1942	£10 p.a.	Reversion 2142

(1) No. of Branches: 770. Website Address: www.dominos.co.uk. For the year ended 25th December 2011, DP Realty Ltd reported a turnover of £14.388m, a pre-tax profit of £579,264, shareholders' funds of £2.335m and a net worth of £1.414m. (Source: riskdisk.com 13.12.12.)
DP Realty Ltd is a wholly owned subsidiary of the Dominos Pizza Group plc. For the year ended 25th December 2011, Dominos Pizza Group plc reported a turnover of £209.863m, a pre-tax profit of £38.789m, shareholders' funds of £57.860m and a net worth of £41.249m. (Source: riskdisk.com 13.12.12.)
(2) We understand that the flat has been sublet on an Assured Shorthold Tenancy at £4,800 p.a.
(3) There is a lessees option to determine on 26th June 2023.

Total £22,010 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
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