



# St Leonards-on-Sea

## 35-37 London Road

### East Sussex

#### TN37 6AJ

- **Freehold Pharmacy Investment**
  - **Comprising a total of 266.30 sq m (2,866 sq ft)**
  - **Entirely let to Boots UK Limited**
  - **Lease expires 2025 (1)**
  - **Town centre location, opposite a Co-operative supermarket**
  - **Rent Review November 2020**
  - **Current Rent Reserved**
- £15,000 pa**

**Tenure**  
Freehold.

**Location**  
St Leonards-on-Sea is an affluent and popular town located just off the A21 about 1 mile to the west of Hastings town centre. The area enjoys good communications, with the A21 linking to the M25 Motorway to the north and links with the A27 to Portsmouth, Brighton and Eastbourne.

The property is situated towards the southern end of London Road, which is the main shopping thoroughfare in the town, a short distance north from its junction with Grand Parade and the Hastings Beach seafront. The property is a short distance south from St Leonards Warrior Square Rail Station. Occupiers close by include a Co-operative supermarket, Nationwide, Coral and Post Office, amongst others.

**Description**  
The property is arranged on basement, ground and one upper floor to provide a double fronted shop with ancillary storage and staff accommodation at basement and first floor levels. The property benefits from rear service access via South Street.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>8.95 m</b>	<b>(29' 4")</b>
<b>Net Frontage</b>	<b>8.35 m</b>	<b>(27' 5")</b>
<b>Shop Depth</b>	<b>16.4 m</b>	<b>(53' 9")</b>
<b>Built Depth</b>	<b>16.8 m</b>	<b>(55' 2")</b>
<b>Basement</b>	<b>51.00 sq m</b>	<b>(549 sq ft)</b>
<b>Ground Floor</b>	<b>111.80 sq m</b>	<b>(1,203 sq ft)</b>
<b>First Floor</b>	<b>103.50 sq m</b>	<b>(1,114 sq ft)</b>
<b>Total</b>	<b>266.30 sq m</b>	<b>(2,866 sq ft)</b>

**Tenancy**  
The entire property is at present let to BOOTS UK LIMITED for a term of 10 years from 11th November 2015 at a current rent of £15,000 per annum. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants. (1) The lease contains a tenant break option in the fifth year of the term.

**Tenant Information**  
No. of Branches: 2,500.  
Website Address: [www.boots.com](http://www.boots.com)  
For the year ended 31st August 2015, Boots UK Limited reported a turnover of £9.2bn, a pre-tax profit of £542m, shareholders' funds of £1.13bn and a net worth of £367m. (Source: Experian 10.04.2017.)

**VAT**  
VAT is not applicable to this lot.

**Documents**  
The legal pack will be available from the website [www.allsoop.co.uk](http://www.allsoop.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@allsoop.co.uk](mailto:viewings@allsoop.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 5 St Leonards-on-Sea.**

