

Haywards Heath

Units 1, 2, 3 & 4

The Retail Centre

Updown Hill

Middle Village

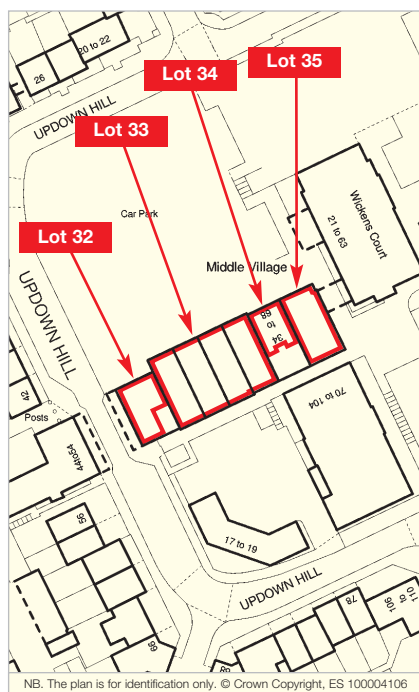
Bolnore Village

West Sussex

RH16 4GH

- Four Virtual Freehold Shop Investments
- Let to Somerfield Stores Ltd and Lloyds Pharmacy Ltd plus 2 locals
- Rent Reviews 2015 and 2016
- To be offered in four lots
- Total Current Gross Rents Reserved

£102,196 pa



Tenure

Long Leasehold. Each lot is held for a term of 999 years commencing September 2006 at a rent of one peppercorn fixed.

Location

Bolnore Village is a new residential development located just to the west of Haywards Heath in the West Sussex countryside, approximately midway between Crawley and Burgess Hill. Bolnore is served by the A272 which links to the A23 dual carriageway to the west whilst there are regular rail services to London and the south coast available from Haywards Heath Station which is within 3 miles. In addition, Gatwick Airport is 15 miles to the north.

The properties are situated in the heart of the new village centre and form part of a purpose built shopping facility centred around a landscaped car park.

Description

The properties are each arranged on ground floor only. Unit 2 to provide a convenience store with integral staff and storage facilities, whilst Units 1, 3 and 4 provide lock-up shop units. The upper floors comprise residential accommodation which is not included in the sale.

VAT

VAT is applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details including telephone number to viewings@allstop.co.uk. In the subject box of your e-mail, please ensure that you enter **Lot 32, 33, 34 or 35 Haywards Heath.**

Lot	No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
32	173 (Unit 1)	J Bailey & P Brown (Not in occupation)	Gross Frontage 8.55 m Net Frontage 6.15 m Max Built Depth 12.50 m	(28' 1") (20' 2") (41' 0") 15 years from 25.12.2006 Rent review every 5th year FR & I The lessees have an option to break on 25.12.2016	£16,500 p.a.	Rent Review 2011 (outstanding)
33	174 (Unit 2)	Somerfield Stores Ltd (1) trading as Co-op	Gross Frontage 22.65 m Net Frontage 14.15 m Shop Depth 15.50 m Built Depth 15.80 m Ground Floor GIA 339.0 sq m	(74' 4") (40' 5") (50' 10") (51' 10") (3,650 sq ft) 25 years from 29.09.2006 Rent review every 5th year FR & I	£57,696 p.a.	Rent Review 2011 (not actioned)
34	175 (Unit 3)	S O'Riordan (Café)	Gross Frontage 7.20 m Net Frontage 6.20 m Shop Depth 8.35 m	(23' 7") (20' 4") (27' 5") 10 years from 15.10.2010 Rent review and break clause at end of 5th year FR & I	£15,000 p.a. Rising to £16,000 p.a. from 15.12.2012	Rent Review 2015
35	176 (Unit 4)	Lloyds Pharmacy Ltd (2) (Not in occupation)	Gross Frontage 7.70 m Net Frontage 6.30 m Shop Depth 11.50 m Built Depth 14.70 m Ground Floor GIA 109.5 sq m	(25' 3") (20' 8") (37' 9") (48' 3") (1,180 sq ft) 20 years from 29.09.2006 Rent review every 5th year FR & I	£13,000 p.a.	Rent Review 2011 (not actioned)

(1) Somerfield Stores Ltd are now a wholly owned subsidiary of the Co-operative Group Ltd
(2) Lloyds Pharmacy is the largest community pharmacy operation in the UK with over 1,520 pharmacies located primarily in the community and health centres. For the year ended 31st December 2010, Lloyds Pharmacy reported a turnover of £1.758bn, a pre-tax profit of £104.699m, shareholders' funds of £244.514m and a net worth of £66.213m. (Source: www.lloydspharmacy.com & RiskDisk 9/12)

Total £102,196 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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