



Tenure

Freehold.

Location

Polegate is a small town located in East Sussex, 5 miles north of Eastbourne and 4 miles south of the historic market town of Hailsham. Road communications are good with the A22 linking London (approximately 60 miles) and the A27 providing access along the south coast.

The property is situated in a small shopping parade at the northern end of Polegate High Street at the junction with Albert Place, close to Station Road.

Occupiers close by include Co-Op Funeral Care, Fox and Sons, Age Concern and other local occupiers.

Description

The property is arranged on ground and one upper floor to provide a retail unit on the ground floor and self-contained two bedroom flat on the first floor. A detached single garage is located to the rear of the property. Access to the shop is from the return frontage, Albert Place.

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details, including your telephone number, to viewings@alltop.co.uk In the subject box of your e-mail, please ensure that you enter **Lot 48 Polegate.**

| No. | Present Lessee | Accommodation | Lease Terms | Current Rent £ p.a. | Next Review/ Reversion |
|-----|---------------------|---|--|------------------------|---------------------------|
| 91 | Your-Move.co.uk (1) | Gross Frontage 6.0 m Net Frontage 4.7 m Return Window Frontage 3.4 m Shop Depth 14.75 m Built Depth 17.90 m | (19' 8") (15' 5") (11' 2") (48' 5") (58' 8") To be let for a term of 10 years from completion. Rent Review at the 5th year together with a lessee's option to determine FR & I | £9,000 p.a. | Rent Review 2017 |
| 91A | Individual | First Floor Flat | 99 years from 29.09.1989 | £30 p.a. | Reversion 2038 |
| | Vacant | Garage | | | |

(1) Your-Move.co.uk Limited is the largest single brand UK estate agency with a network of 330 branches (www.your-move.co.uk). For the year ended 31st December 2011, Your-Move.co.uk Ltd reported a turnover of £64.568m, a pre-tax profit of £256,000, shareholders' funds of £10.315m and a net worth of £9.82m. (Source: riskdisk.com 26.04.2012)

Total £9,030 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

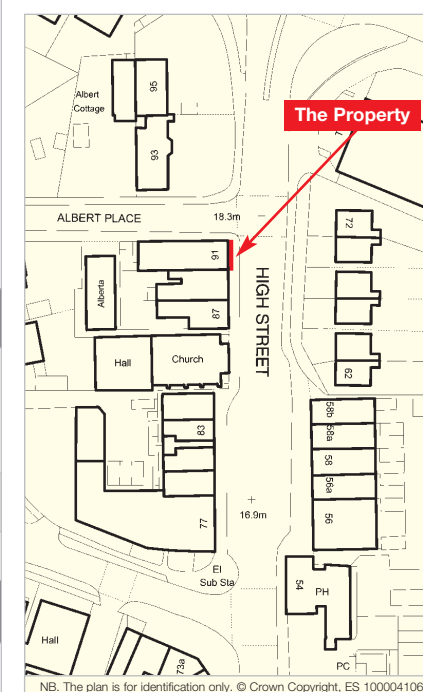
Seller's Solicitor Emma Warner, Langleys Solicitors LLP. Tel: (01904) 683059 Fax: (01904) 611086 email: emma.warner@languays.com

Polegate

**91-91A High Street
East Sussex
BN26 6AE**

- **Prominent Freehold Shop and Residential Investment**
- Shop to be let to Your-Move.co.uk Ltd on a new 10 year lease from completion (1)
- Town centre location
- Vacant lock-up garage to the rear
- No VAT applicable
- Total Current Rents Reserved
£9,030 pa

**SIX WEEK COMPLETION
AVAILABLE**



NB. The plan is for identification only. © Crown Copyright, ES 100004106