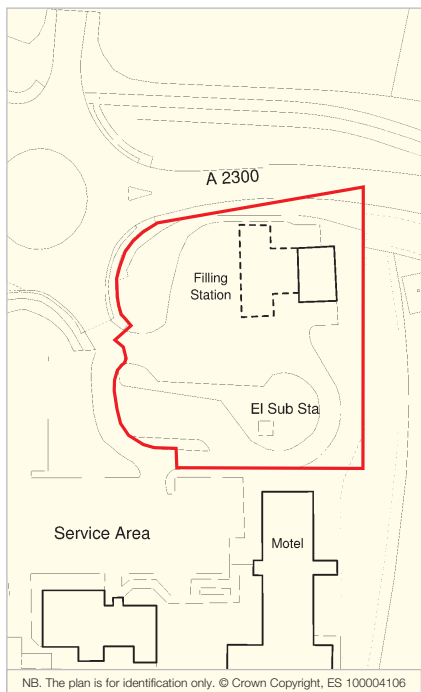


# Hickstead Shell Garage Jobs Lane West Sussex RH17 5NZ

- **Prominent Freehold Ground Rent Investment**
- Secured upon a modern Petrol Station
- Let to Shell UK Limited
- Located on busy A23 dual carriageway
- Lease expires in 2068 (2)
- Rent Reviews to open market ground rent (1)
- Rent Review 2018
- Reversion 2068
- Total Current Ground Rents and Licence Fee Reserved

**£49,000 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



## Tenure

Freehold.

## Location

Hickstead is located approximately midway between Crawley and Brighton, to the south of the M23 Motorway and is famous for being the home of the Equestrian All England Jumping Course.

The property is situated at the busy roundabout junction of the A23 and A2300 (Burgess Hill Road) and forms part of a larger service facility. The service area also include a Little Chef and Burger King together with a Travelodge Hotel and car park.

## Description

The property comprises a modern petrol filling station with a seven island canopied forecourt and single storey shop occupying a site of approximately 0.51 hectares (1.26 acres) with associated circulation space. There are presently four multi-point pumps providing petrol and diesel. There is an adjoining commercial diesel forecourt and a car wash area.

The property provides the following accommodation and dimensions:

<b>Ground Floor Shop</b>	<b>181.4 sq m</b>	<b>(1,953 sq ft)</b>
<b>Site Area</b>	<b>0.51 Hectares</b>	<b>(1.26 Acres)</b>

## Tenancy

The entire property is at present let to SHELL UK LIMITED for a term of 75 years from 6th August 1993 at a current rent of £48,000 per annum. The lease provides for rent reviews every fifth year of the term to the open market ground rental value less an amount to amortise a capital expenditure of £540,000 (1) (please see the lease for further details). The lease contains full repairing and insuring covenants. The lease contains a lessee's option to determine at the 25th and 50th years of the term (2). In addition, the landlord receives a licence fee from Shell UK Limited of £1,000 per annum relating to the installation of an ATM. The licence is personal to Shell UK Limited and expires in 2068.

## Tenant Information

Website Address: [www.shell.co.uk](http://www.shell.co.uk)

For the year ended December 2012, Shell UK Limited reported a turnover of £9.07bn, a pre-tax profit of £1.191bn, shareholders' funds of £3.525bn and a net worth of £3.525bn. (Source: riskdisk.com 04.06.2014.)

## VAT

VAT is applicable to this lot.

## Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

## Energy Performance Certificate

For EPC Rating please see website.

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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