



Tenure
Freehold.

Location

The ancient town of Winchelsea is located in East Sussex on the A259 some 9 miles east of Hastings and 3 miles west of Rye. Winchelsea Beach is close by on the coast and is a popular tourist destination. The property is located on the west side of Sea Road, opposite the junction with Doggs Hill Road some 500 yards from the beach. Winchelsea Sands Holiday Park is close by as is Rye Bay Caravan Park.

Description

The property comprises a single storey Co-op Convenience Store with two adjoining shops having four self-contained flats above. With regard to the shops, one is a hairdresser the other a Doctor's Surgery. The property has the benefit of car parking to the front and rear. The site extends to some 0.218 hectares 0.538 acres.

Planning/Development Potential (1)

Planning consent was granted (now expired) for two further flats to be built above the food store. Rother District Council. Tel 01424 787000. Co-op have confirmed interest in a store extension to the rear.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

| No. | Present Lessee | Accommodation | Lease Terms | Current Rent £ p.a. | Next Review/ Reversion |
|-------------------|--|---|---|--------------------------|---------------------------|
| Convenience Store | Co-operative Group Food Ltd (1) | Gross Frontage 19.25 m (63' 2") Net Frontage 18.50 m (60' 8") Shop & Built Depth 19.85 m (65' 2") Ground Floor 379 sq m (4,083 sq ft) | Effectively term of years expiring 30.03.2028 Rent reviews 2018 and 2023 Effectively FR & I with service charge | £36,000 p.a. | Rent Review 2018 |
| Shop | M Lee (Hair Salon and sublet Doctor's Surgery) (2) | Gross Frontage 11.5 m (37' 10") Net Frontage 10.90 m (35' 9") Shop Depth 7.40 m (24' 4") Built Depth 15.00 m (49' 3") Ground Floor 157 sq m (1,698 sq ft) | 10 years from 11.02.2006 Effectively FR & I with service charge | £8,720 p.a. | Reversion 2016 |
| Flat 1 | Individuals | First Floor Flat | 6 month Assured Shorthold Tenancy from 16.04.2013 at £476 pcm | £5,712 p.a. (Annualised) | |
| Flat 2 | Individual | First Floor Flat | 6 month Assured Shorthold Tenancy from 25.07.2010 at £105 per week | £5,460 p.a. (Annualised) | |
| Flat 3 | Individual | First Floor Flat | 6 month Assured Shorthold Tenancy from 17.01.2005 at £110 per week | £5,720 p.a. (Annualised) | |
| Flat 4 | Individual | First Floor Flat | 6 month Assured Shorthold Tenancy from 10.10.2011 at £476 pcm | £5,712 p.a. (Annualised) | |

(1) The Co-operative Group is the UK's largest mutual business owned by nearly 8 million members. It is the UK's 5th biggest food retailer. (Source: www.co-operative.coop)
(2) M Lee has sublet part of the property to a Doctor's Surgery.

Total £67,324 p.a.

Winchelsea
Sea Road
Winchelsea Beach
East Sussex
TN36 4NA

- **Freehold Convenience Store, Shop and Residential Investment**
- Convenience store let to Co-operative Group Food Ltd expiring 2028
- Site area 0.218 hectares 0.538 acres
- Development potential (1)
- VAT is not applicable
- Total Current Rents Reserved
£67,324 pa

SIX WEEK COMPLETION AVAILABLE

