



LOT 162

Tenure

Freehold.

Location

Uckfield is a prosperous town with a population of approximately 13,500, located in East Sussex some 17 miles north-east of Brighton, 20 miles south-east of Crawley and 44 miles south of London. The town is situated at the junction of the A22, A26 and A272, within easy reach of Gatwick Airport and Brighton.

The property is situated on the High Street, the principal retail thoroughfare, between the junctions of Civic Approach and Bell Lane. Occupiers close by include HSBC (opposite), Costa, Coral, Halifax, WH Smith, NatWest, Waitrose and Vision Express amongst many others.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop with ancillary staff/storage accommodation to the rear. The first and second floors comprise a self-contained maisonette. The maisonette is accessed from rear.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 77 Band C (Copies available on website).

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	C & J Clark International Limited (t/a Clarks) (1)	Gross Frontage 5.40 m (17' 8") Net Frontage 5.10 m (16' 9") Shop & Built Depth 21.15 m (69' 5")	5 years from 24.06.2013 FR & I	£21,500 p.a.	Reversion 2018
First and Second	Individual	First and Second Floor Maisonette comprising 4 Rooms, Kitchen and Bathroom	Regulated Tenancy (2)	£5,970 p.a. (£497.50 p.c.m.)	

- (1) For the year ended 31st January 2013, C & J Clark International Limited reported a turnover of £85.9m, a pre-tax profit of £7.7m, shareholders' funds and a net worth of £232.7m. (Source: ICC Direct August 2014.)
C & J Clark International Limited was founded in 1825 and operate from 535 branches nationwide. Website: www.clarks.com
(2) A tenancy agreement dated 31st December 1968 together with supplemental agreement dated 17th May 1994 is available in legal pack.

Total £27,470 p.a.

Uckfield

**37/37A High Street
East Sussex
TN22 1AJ**

- **Well Located Freehold Shop and Residential Investment**
- Shop let to C & J Clark International Ltd
- Includes self-contained maisonette
- High Street location
- Shop Reversion 2018
- Total Current Rents Reserved
£27,470 pa

