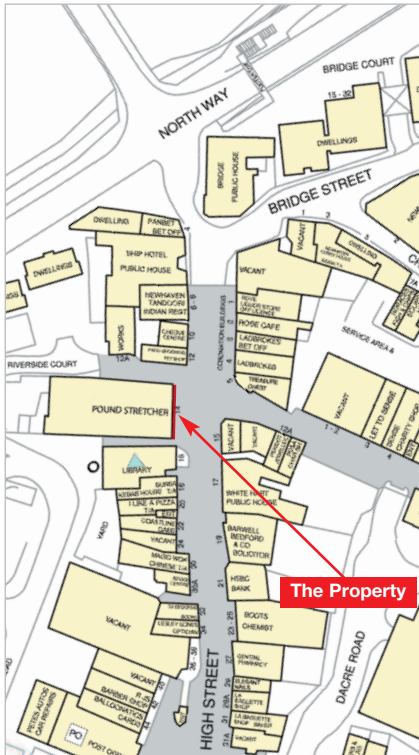


Newhaven 14 High Street East Sussex BN9 9PE

- Freehold Shop Investment
- Let to Poundstretcher Ltd
- Lease expires 2020 (no further breaks)
- Town centre location
- Rent Review 2015
- Current Rent Reserved

£40,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Newhaven has a resident population of approximately 11,200 and is a well established ferry port, located some 9 miles east of Brighton on the East Sussex coast. The town benefits from good communications, with regular cross channel ferry services to Dieppe, direct rail links to London, Gatwick Airport and the south coast. In addition the area benefits from a good road network with the improved A27 dual carriageway running to the north of the town, whilst the A26(T) runs north-south to the town centre where it joins the A259 Coast Road. The property is situated on the north side of the High Street at the junction with St Lukes Lane on the main retail thoroughfare. A pay and display car park serving the town centre is located within 50 metres of the store.

Occupiers close by include Boots, HSBC, Peacocks and Ladbrokes.

Description

The property is arranged on basement, ground and one upper floor to provide a ground floor retail unit with ancillary storage and office accommodation at first floor level. To the rear is an enclosed delivery yard with a covered loading bay.

The property benefits from a goods lift serving ground and first floors. There is a basement accessed from the front of the store which is not utilised by the current tenant.

The property provides the following accommodation and dimensions:

Gross Frontage	14.2 m	(46' 7")
Net Frontage	13.3 m	(43' 8")
Shop Depth	31.1 m	(102' 0")
Built Depth	32.5 m	(106' 7")
Basement	54.4 sq m	(585 sq ft)
Ground Floor Sales	425.1 sq m	(4,575 sq ft)
First Floor	383.7 sq m	(4,130 sq ft)

Tenancy

The entire property is at present let to POUNDSTRETCHER LTD for a term of 10 years from 25th August 2010 at a current rent of £40,000 per annum, exclusive of rates. The lease provides for a rent review in the 5th year of the term and contains full repairing and insuring covenants. The lease contains a tenants option to break subject to the tenant serving 6 months written notice. Notice has **NOT** been served and the notice period has now passed.

Tenant Information

No. of Branches: Over 400.

Website Address: www.poundstretcher.co.uk

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 52 Band C (Copy available on 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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