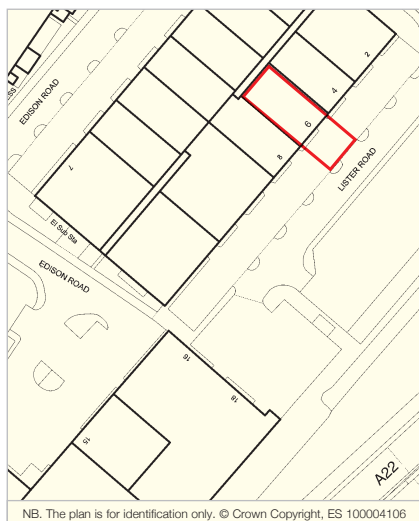
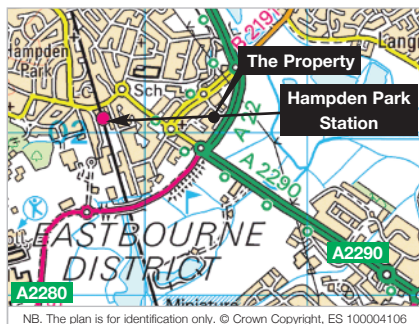


Eastbourne

6 Lister Road
(also known as 16C
Highfield Industrial
Estate)
East Sussex
BN23 6PU

- **Virtual Freehold Industrial Investment**
- Entirely let to Kwik-Fit Properties Limited (not currently in occupation) until 2030 (no breaks)
- Guarantee from Kwik-Fit Holdings Limited
- Established industrial location adjacent to the A22 dual carriageway
- Rent Review 2020
- Current Gross Rent Reserved
£21,811 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Leasehold. Held for a term of 999 years from 25th December 1988 (thus having some 968 years unexpired) at a fixed ground rent of £100 per annum.

Location

Eastbourne is a well-known resort town and conference centre located on the East Sussex coast, midway between Brighton and Hastings. The town is served by the A22, A27 and A259 coast road and in addition benefits from regular rail services to London (Victoria). The property is located on an established industrial estate, adjacent to the A22 dual carriageway, some 2 miles north of Eastbourne town centre. Occupiers close by include Merlin Link, JP Tyres and City Plumbing Supplies, amongst other local industrial traders.

Description

The property is arranged on ground floor only to provide an industrial unit, which also benefits from 4 car parking spaces.

The property provides the following accommodation and dimensions:

Warehouse	257.10 sq m	(2,768 sq ft)
Office Mezzanine/Storage	23.50 sq m	(253 sq ft)
Total	280.60 sq m	(3,021 sq ft)

Tenancy

The entire property is at present let to KWIK-FIT PROPERTIES LIMITED for a term of 30 years from 28th December 2000 at a current rent of £21,811 per annum. The lease is guaranteed by Kwik-Fit Holdings Limited. The lease provides for upward only rent reviews every fifth year of the term and contains full repairing and insuring covenants.

The property has been sub-let to Allan John Crompton (t/a A J Crompton Car Body Services) until 26th December 2030.

Tenant Information

No. of Branches: 600+ centres in the UK (Source: www.kwik-fit.com 08.01.2018).

Website Address: www.kwik-fit.com

For the year ended 31st March 2018, Kwik-Fit Properties Limited did not report a turnover, but did a pre-tax profit of £49,460, shareholders' funds of £2,371,945 and a net worth of £2,371,945. (Source: Experian 08.01.2019.)

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 66 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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