

# Hove

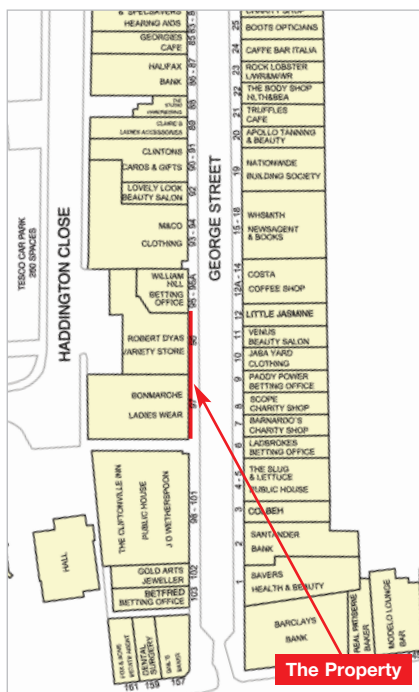
## 96-97 George Street East Sussex BN3 3YE

- **Freehold Shop Investment**
- Let to ROBERT DYAS and BONMARCHÉ until 2026 (3) and 2022
- Both tenants have been in occupation for 10 years
- To be offered as one lot
- Popular south coast town
- Comprising 597.8 sq m (6,435 sq ft)
- Total Current Rents Reserved  
**£145,000 pa**

On the Instructions of National Friendly



**SIX WEEK COMPLETION  
AVAILABLE**



**Tenure**  
Freehold.

### Location

Hove is situated on the East Sussex coast approximately 2 miles to the west of Brighton, 11 miles east of Worthing and some 55 miles south of London. It is one of the most popular towns on the south coast and is a recognised tourist resort. The town has a population of some 91,000 and forms part of the Brighton and Hove conurbation.

The property is situated on the west side of George Street, which is the main shopping street in the town centre and benefits from having restricted vehicular access between 10.00 a.m. and 6.00 p.m.

A pedestrian walkway to the side of Bonmarché provides access to a Tesco Superstore with a 260 vehicle car park to the rear. Occupiers close by include M&Co, Clintons, Boots Opticians, WH Smith, Costa, Savers, Santander and Barclays, amongst others.

### Description

The property is arranged on ground and one upper floor to provide two adjoining shop units having the benefit of a service yard to the rear. No.96 trades as ROBERT DYAS and provides a ground floor shop with ancillary accommodation to the first floor rear. No.97 trades as BONMARCHÉ and provides ground floor sales with ancillary accommodation. The first floor front for each property is a void.

### VAT

VAT is applicable to this lot.

### Documents

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

### Energy Performance Certificate

No.96 EPC Rating 67 Band C (Copy available on website).  
No.97 EPC Rating 71 Band C (Copy available on website).

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
96	Robert Dyas Holdings Ltd (1)	Gross Frontage	14.35 m	(47' 1")	10 years from 14.11.2016 Rent review and tenant option to break at the 5th year (3) FR & I	£72,000 p.a.	Rent Review 2021
		Net Frontage	13.50 m	(44' 4")			
		Shop and Built Depth	14.60 m	(47' 10")			
		Ground Floor (Sales) (4)	204 sq m	(2,196 sq ft)			
		Ground Floor (Stock)	20 sq m	(215 sq ft)			
		First Floor (4)	82.8 sq m	(892 sq ft)			
		Total	306.8 sq m	(3,303 sq ft)			
97	Bonmarché Ltd (2)	Gross Frontage	14.35 m	(47' 1")	5 years from 09.07.2017 FR & I	£73,000 p.a.	Reversion 2022
		Net Frontage	13.50 m	(44' 4")			
		Shop Depth	18.90 m	(62' 0")			
		Built Depth	22.45 m	(73' 8")			
		Ground Floor (Sales)	219 sq m	(2,357 sq ft)			
		Ground Floor (Stock)	72 sq m	(775 sq ft)			
		Total	291 sq m	(3,132 sq ft)			

(1) No. of Branches: 95. Website: [www.robertdyas.co.uk](http://www.robertdyas.co.uk)

The lease to Robert Dyas Holdings Ltd is a lease renewal, rebased from £80,000 per annum.

For the year ended 26th March 2016, Robert Dyas Holdings Ltd reported a turnover of £120.030m, a pre-tax loss of £2.741m, shareholders' funds of £12.411m and a net worth of £12.411m. (Source: Experian 31.10.2017.)

(2) No. of Branches: 322. Website: [www.bonmarche.co.uk](http://www.bonmarche.co.uk)

For the year ended 1st April 2017, Bonmarché Ltd reported a turnover of £190.068m, a pre-tax profit of £5.719m, shareholders' funds of £35.859m and a net worth of £30.077m. (Source: Experian 31.10.2017.) The lease to Bonmarché is a lease renewal.

(4) These areas are the pre-tenant's improvement areas. The tenant has moved the staircase.

**Total £145,000 p.a.**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** Naomi Butler, Thrings. Tel: 0117 930 9500 e-mail: [nbutler@thrings.com](mailto:nbutler@thrings.com)

**Joint Auctioneer** David Mundy, Mellersh & Harding. Tel: 0207 522 8513 e-mail: [dmundy@mellersh.co.uk](mailto:dmundy@mellersh.co.uk)



