



Tenure

Freehold.

Location

The attractive and historic town of Lewes is situated adjacent to the A27 about 55 miles south of London and 8 miles east of Brighton and serves a population of 17,000. The town also enjoys good rail services (London Victoria in 1 hour 3 minutes).

The property is situated on the south side of High Street, to the west of its junction with Station Street.

Occupiers close by include Caffè Nero, HSBC, Prezzo, Fat Face, Ask, Vision Express, Mountain Warehouse and Nationwide.

Description

The property is arranged on basement, ground and two upper floors to provide a shop arranged on the ground floor and basement together with a self-contained dental practice on the first and second floors above which is accessed from High Street.

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

Ground/Basement – EPC Rating 112 Band E.

First/Second – EPC Rating 62 Band C.

(Copies available on website).

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground and Basement	Robinson Webster (Holdings) Ltd (1) (t/a Jigsaw)	Gross Frontage 7.00 m Net Frontage 6.75 m Return Frontage 3.00 m Shop Depth 10.85 m Built Depth 11.15 m Basement 38.50 sq m Ground Floor 67.25 sq m	10 years from 05.10.2017 Rent review and tenant's option to break in the 5th year FR & I	£40,000 p.a. (2)	Rent Review 2022
First and Second	S Kell (Dentist)	First Floor 74.00 sq m Second Floor 59.50 sq m Total 133.50 sq m	15 years from 18.09.2017 Rent review every 5th year IR & I	£16,500 p.a.	Rent Review 2022
				Total £56,500 p.a.	

(1) Website Address: www.jigsaw-online.com. For the year ended 1st October 2016, Robinson Webster (Holdings) Ltd reported a turnover of £94.7m, a pre-tax profit of £3.103m, shareholders' funds of £12.077m and a net worth of £12.031m. (Source: Experian 02.11.2017.)

(2) The initial rent is £36,000 per annum rising each year by £1,000 to £40,000 per annum on 5th October 2021. The tenant has a 6 month rent free period. The vendor will top up the rent from completion to the equivalent of £40,000 per annum by way of a reduction in the purchase price, such that in effect the buyer receives £40,000 per annum from completion.

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 D O'Brien Esq, Solomon Taylor and Shaw. Tel: 0207 431 1912 e-mail: declan@solts.co.uk
Joint Auctioneer A Morrish Esq, Cradick Retail. Tel: 01273 617141 e-mail: amorrish@cradick.co.uk

Lewes 60 High Street East Sussex BN7 1XG

- **Freehold Shop and Dental Practice Investment**
- Shop let on a new 10 year lease to Jigsaw (Robinson Webster (Holdings) Ltd)
- Upper parts let on a new 15 year lease (no breaks) to a dentist
- Well located in attractive East Sussex town
- No VAT applicable
- Rent Reviews 2022
- Total Current Rents Reserved **£56,500 pa⁽²⁾**

SIX WEEK COMPLETION AVAILABLE

