



Tenure

Freehold.

Location

Seaford has a residential population of some 19,500 and is located approximately midway between Brighton and Eastbourne on the East Sussex coast. The town is served by the A239 coast road and benefits from regular rail services to Brighton, Gatwick and London (Victoria). The property is situated in a town centre location in between the junctions with Sutton Road and Sutton Park Road on the east side of Broad Street, the main retail thoroughfare. Occupiers close by include Coral, Shoe Zone, Barclays and Santander Banks, Oxfam, M&Co, Superdrug, WH Smiths, Boots and a variety of local traders.

Description

This attractive property is arranged on ground and one upper floor to provide two ground floor shops with ancillary accommodation to the rear of unit 34, together with a self-contained flat above comprising three rooms, kitchen and bathroom. The flat is accessed from Broad Street.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
34	Specsavers Optical Superstores Limited (1)	Gross Frontage 4.50 m Net Frontage 3.75 m Shop Depth 26.0 m Built Depth 26.75 m	(14' 9") (12' 4") (85' 4") (87' 9") 10 years from 19.05.2005 Rent review at the 5th year FR & I by way of service charge (55%)	£16,000 p.a.	Reversion 2015
34A	S Smith	Gross Frontage 3.00 m Net Frontage 1.80 m Shop Depth 9.60 m Built Depth 11.30 m	(9' 10") (5' 11") (31' 6") (37' 1") 5 years from 05.07.2011 FR & I by way of service charge (9.1%)	£5,250 p.a.	Reversion 2016
34B	Individual	First Floor Flat – 3 Rooms, Kitchen, Bathroom	Regulated Tenancy. Rent Registered w.e.f. 02.06.2011 at £78.50 per week	£4,082 p.a. (annualised)	Re-Registration Due

(1) No. of Branches: 630 nationwide. Website: www.specsavers.co.uk. For the year ended 28.02.2013, Specsavers Optical Superstores Limited reported a turnover of £346.739m, a pre-tax profit of £15.349m, shareholders' funds of £100.493m and a net worth of £100.29m. (Source: riskdisk.com 22.09.2014)

Total £25,332 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 K Richard Esq, GSC Solicitors LLP. Tel: 0207 822 2222 e-mail: kbichard@gscsolicitors.com

Seaford 34/34A/34B Broad Street East Sussex BN25 1NF

- Attractive Freehold Shop and Residential Investment
- Two shops and flat above
- Part let to Specsavers Optical Superstores Ltd
- Asset management opportunity
- Shop Reversions from 2015 & 2016
- No VAT applicable
- Total Current Rents Reserved
£25,332 pa

**SIX WEEK COMPLETION
AVAILABLE**

