



### Tenure

Freehold.

### Location

The property is located in a conservation area within the picturesque village of Cuckfield, which lies less than 2 miles north-west of Haywards Heath and 13 miles north of Brighton, on the western side of Whitmans Green (B2115) fronting a busy roundabout.

The immediate area is predominantly residential, but occupiers close by include the Post Office and an Esso petrol filling station (adjacent).

### Description

The property is arranged on ground and two upper floors to provide a ground floor convenience store with storage and staff accommodation to the rear. The upper floors and garden have been sold off on a long lease. Externally, the property benefits from a car park for 12 cars.

### VAT

VAT is applicable to this lot.

### Documents

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

### Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Co-operative Group Food Ltd (1)	Ground Floor 260 sq m (2,799 sq ft)	15 years from 11.11.2014 Rent review every 5th year linked to RPI (minimum increase 1% and maximum 4%) FR & I	£64,287 p.a.	Rent Review 2019
First Floor, Second Floor and Garden	A D & B Properties Ltd	Residential	150 years from 01.01.2016	£1,000 p.a. doubling on every 25th anniversary of the term	Reversion 2166
2 x Telephone Mast and Equipment Box	Orange Personal Communications Services Ltd		10 years from 29.08.2000 5 year reviews	£2,622.87 p.a.	Holding over

(1) No. of Branches: 4,000+. Website Address: [www.co-operative.coop](http://www.co-operative.coop)  
For the year ended 2nd January 2016, Co-operative Group Food Limited reported a turnover of £6.476bn, a pre-tax profit of £429.6m, shareholders' funds of £1.721bn and a net worth of £1.386bn. (Source: Experian 20.09.2017.)

**Total £67,909.87 p.a.**

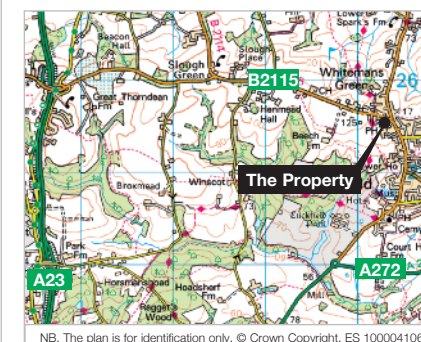
## Cuckfield

### The Co-operative Food Whitmans Green West Sussex RH17 5BY

- Freehold Convenience Store and Residential Ground Rent Investment
- Let to Co-operative Group Food Ltd until 2029 (no breaks)
- Located in an affluent residential area
- Adjacent to an Esso petrol filling station
- RPI linked rent reviews
- Rent Review 2019
- Total Current Rents Reserved

**£67,909.87 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



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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