



Tenure

Freehold.

Location

Newick is a picturesque Sussex village, located some 4 miles west of Uckfield and 7 miles west of Haywards Heath on the A272 main road. Lewes and Brighton are located some 8 miles and 14 miles to the south. The property is situated in the heart of the village, in a Conservation Area, overlooking the village green within a terrace of mainly residential properties.

Occupiers close by include a variety of local occupiers, including a Premier convenience store, Mansell McTaggart estate agents and a public house, which serve the the local community.

Description

The property, which is Grade II listed, is arranged on ground and one upper floor to provide a ground floor shop unit with a self-contained flat above, which has been sold off.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

We understand an EPC is not required.

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Lloyds Pharmacy Ltd (1)	Gross Frontage 9.0 m (29' 6") Shop Depth 5.10 m (16' 9") Built Depth 11.30 m (37' 0")	10 years from 25.03.2003 Rent review in 5th year Effectively FR & I	£10,000 p.a.	Holding over (new lease agreed) (2)
First Floor	Individual	First Floor Residential	125 years from 05.09.2003	£50 p.a.	—

Buyers Premium: Buyers are to pay 1.5% of the sale price towards the sellers' costs

(1) Website Address: www.lloydspharmacy.com

For the year ended 31st March 2016, Lloyds Pharmacy Ltd reported a turnover of £2.015bn, a pre-tax profit of £20.031m, shareholders' funds of £239.191m and a net worth of £139.291m. (Source: Experian 14.06.2017.)

(2) A new lease for 10 years from 5th December 2016 of £10,000 per annum with a five year break has been agreed between parties but will not be engrossed before the auction.

Total £10,050 p.a.

Newick

9 The Green East Sussex BN8 4LA

- Freehold Shop and Residential Ground Investment
- Lloyds Pharmacy Ltd have agreed a new 10 year lease (2)
- VAT is not applicable
- Picturesque Sussex village
- Attractive Grade II listed building
- Total Current Rents Reserved
£10,050 pa



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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