



SITUATION

Occupying a prominent trading position adjacent to a **Betfred** and a host of established traders near to Bexhill Mainline Station serving the surrounding commercial and residential area.
Bexhill-on-Sea lies on the south coast between Eastbourne and Hastings well served by the main A259.

VAT is payable in respect of this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 22'0" Internal Width 21'3" Shop Depth 33'6" Built Depth 51'0" WC	DP Realty Ltd t/a Domino's Pizza (See Tenant Profile)	20 years from 5th October 2007	£20,000	FRI Rent Reviews October 2012 (Outstanding) and 5 yearly. Domino's recently completed a fit out of the shop unit.
Rear Building	Ground Floor (16'3" max head height) Area Approx 1,485 sq ft First Floor Area Approx 505 sq ft 2 WCs Total Area Approx 1,990 sq ft	D. Cowdroy (Furniture/Antiques)	5 years from 30th May 2011	£5,200	FRI by way of service charge
First & Second Floor Flat	Not Inspected	Individual	999 years from 20th October 2004	£1	FRI
TOTAL				£25,201	

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** arranged over the first and second floors. In addition, the property includes a **Rear Building** arranged as a Lofty Retail Warehouse and First Floor (Currently a Lounge/Bedroom, Kitchen, 2 WCs) at the rear accessed via a walkway adjacent to the property.

FREEHOLD

TENANT PROFILE

D P Realty Ltd t/a Domino's Pizza (having over 750 branches) reported a T/O for Y/E 25/12/11 of £14.4m, Pre-Tax Loss £580,000 and Net Worth £1.5m. The Holding Company – **Domino's Pizza Group PLC** reported a T/O for Y/E 30/12/12 £240.5m, Pre-Tax Profit £42.4m and Net Worth £46.2m.

£25,201 per annum

The Surveyors dealing with this property are **NICHOLAS BORD** and **JOHN BARNETT**

JOINT AUCTIONEERS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £350 (including VAT) upon exchange of contracts