

Photographs taken April 2013



6 WEEK COMPLETION

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 being 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 Rent rises to £6,000 p.a. in May 2014.
First & Second Floor Flat	Not Inspected	Individual	999 years from 20th October 2004	£1	FRI
TOTAL				£25,201	

PROPERTY

A mid terrace 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 Loft Retail Warehouse and First Floor 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) – Holding Company **Domino's Pizza Group PLC** who reported a T/O for Y/E 30/12/12 £240.5m, Pre-Tax Profit £42.4m and a Net Worth £46.2m.

**£25,201 p.a. Rising to
£26,001 in May 2014**

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

JOINT AUCTIONEERS
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VENDOR'S SOLICITORS
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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 £500 (including VAT) upon exchange of contracts