



**6 WEEK COMPLETION**



**SITUATION**

Located at the corner of Keymer Avenue on this busy main A259 coast road amongst a number of established local traders serving the surrounding residential area. Peacehaven lies just 3 miles west of the busy Port of Newhaven and 6 miles east of Brighton, enjoying easy access to the A27.

**PROPERTY**

An attractive detached development comprising a **Ground Floor Double Shop** with separate rear access to **7 Self-Contained Flats** on three upper floors. There is a rear yard area for unloading plus designated parking for 9 cars.

**VAT is payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Double Shop (Seats 35)	Gross Frontage 45'9" Internal Width 44'7" Shop Depth 41'4" Area Approx 1,500 sq ft Incl 2 WCs 2 Parking Spaces	<b>Subway Realty Ltd (Having 1,400 branches) (T/O for Y/E 31/12/13 £27.9m, Pre-Tax Profit £1.45m and Net Worth £1.63m)</b>	15 years from 3rd July 2009	£22,000	FRI <b>Rent Review 2019. The Tenant did not operate the 2014 Break Clause.</b>
First, Second & Third Floors (7 Flats)	7 Flats – Not Inspected 7 Parking Spaces	Individual	999 years from 2014	Peppercorn	FRI
<b>TOTAL</b>				<b>£22,000</b>	

**£22,000 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

\* Refer to Point 9 in the 'Notice to all Bidders' page

**VENDOR'S SOLICITORS**  
Debenhams Ottaway - Tel: 01923 857171  
Ref: Ms Ruth Boulton - Email: rlb@debenhamsottaway.co.uk

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