



SITUATION

Occupying a prominent trading position in the centre of town, close to branches of **Poundstretcher**, **Co-Op**, **Ladbrokes** and a **Post Office** along with a variety of local traders.

Newhaven is an established cross-channel Ferry Port lying some 8 miles east of Brighton and 6 miles south of Lewes with excellent road access via the A26 & A27.

PROPERTY

A mid-terrace building comprising a **Double Ground Floor Shop** with internal and separate front access to a **First Floor Storage Area**.

There is also a trap door access to a **Basement** at the front section of the store.

In addition there is a goods lift at the rear serving ground and first floors and also a rear service road allowing vehicular access for unloading.

VAT is NOT payable in respect of this Lot

FREEHOLD

£19,500 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **JONATHAN ROSS**

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

ACCOMMODATION

Ground Floor Shop

Gross Frontage	33'1"
Internal Width	31'6"
Shop Depth	67'11"
Built Depth	79'7"
Sales Area	Approx. 2,020 sq ft
Storage Area	Approx. 370 sq ft

Basement – Not Inspected

First Floor Ancillary

Storage Area	Approx. 1,410 sq ft
Staff/Kitchen Area	Approx. 195 sq ft
3 WC's	

Total Area **Approx. 3,995 sq ft**

TENANCY

The entire property is let on a full repairing and insuring lease to **Boots UK Ltd (T/O for Y/E 31/3/14 £6.3bn, Pre-Tax Profit £507m and Net Worth £456m)** for a term of 10 years from 21st May 2007 at a current rent of **£19,500 per annum** exclusive.

Reiff **JOINT AUCTIONEERS**
 Reiff & Co. Lower Ground Floor, 36 Manchester Street,
 London W1U 2RG Tel: 020 7487 9772 Ref: J. Reiff Esq
VENDOR'S SOLICITORS
 Nicholas & Co – Tel: 020 7323 4450
 Ref: N. Nicholas Esq – Email: nick@nicholassolicitors.com

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