



**SITUATION**

Occupying a prominent trading position on the High Street, close to the junction with Watergate Lane, adjacent to **Fatface** and amongst other such multiples as **Caffé Nero, HSBC, Accessorize, Prezzo, Ask, Santander, Martins, Nationwide** and many others.

Lewes is an affluent East Sussex town, located on the main A277, some 8 miles north-east of Brighton and approx. 20 miles south-west of Royal Tunbridge Wells.

**PROPERTY**

A mid terrace Grade II Listed building comprising a **Ground Floor Shop and Basement** with separate front access to **4 Self-Contained Flats** on rear ground, first, second and third floors.

**VAT is payable in respect of this Lot (TOGC available)**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	<p><b>Ground Floor Shop</b></p> <p>Gross Frontage 21'8" Internal Width 16'4" Shop Depth 28'9" Built Depth 55'9" Sales Area Approx 450 sq ft Storage Area Approx 290 sq ft WC</p> <p><b>Basement</b></p> <p>Storage Area Approx 380 sq ft</p>	<p><b>M &amp; O Trading Ltd (having 37 branches trading under the names of Hartleys (Off-Licences) and Mulberry (Convenience Stores) – T/O for Y/E 30/11/13 £19.96m, Pre-Tax Profit £151,075 and Shareholders' Funds £1.054m)</b></p>	20 years from 5th March 2010	£27,500	FRI by way of service charge. <b>Rent Reviews March 2015 (No action taken) and 2020</b>
Rear Ground, First, Second & Third Floors (4 Flats)	Not Inspected	<b>Chilton Properties Limited</b>	999 years from 9th August 2007	Peppercorn	FRI by way of service charge.
<b>TOTAL</b>				<b>£27,500</b>	

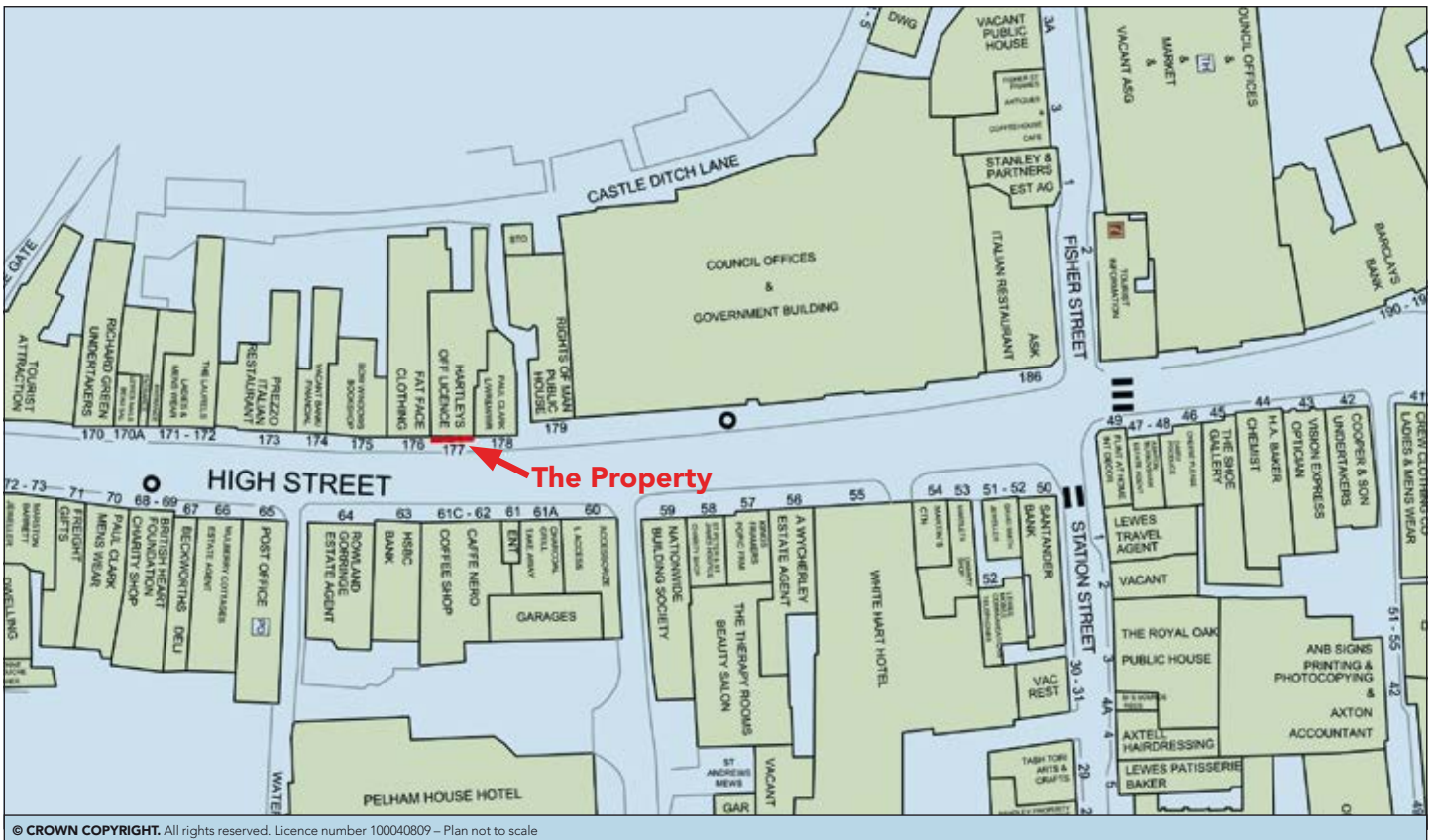
**£27,500 per annum**

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

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



View along High Street



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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