



SITUATION

Occupying a prominent trading position on one of the town's principal retail thoroughfares amongst such multiples as **Card Factory, M & Co, Iceland, WH Smith, Santander, Cancer Research, HSBC, Barclays, NatWest** and a host of local traders.

The property is within easy walking distance of the Sea Front and close to a public car park.

Bexhill-on-Sea lies on the A259 coast road, midway between Eastbourne and Hastings.

PROPERTY

An attractive mid terraced building comprising a **Large Ground Floor Double Shop** with separate front and rear access to **3 Self-Contained Flats** on 3 upper floors.

There is also use of a rear service area which leads on to Marina.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Double Shop	Gross Frontage 37'9" Internal Width 36'5" Shop Depth 65'4" Built Depth 91'4" Sales Area Approx. 2,030 sq ft Storage/Staff/Office Area Approx. 700 sq ft 2 WCs Total Area Approx. 2,730 sq ft	Savers Health & Beauty Limited (Having over 400 branches) (T/O for Y/E 30/12/17 £460.3m, Pre-Tax Profit £44.3m and Shareholders' Funds £64.5m)	10 years from 23rd October 2017	£40,000	FRI Rent Review 2022 See Tenant Profile
First, Second and Third Floor (3 Flats)	3 Flats - Not Inspected	Individual	Each 999 years from 28th August 2015	Peppercorn	Each FRI
				Total: £40,000	

TENANT PROFILE

Savers Health & Beauty Ltd are part of the A S Watson Group which is the worlds' largest Health & Beauty Retail Group with over 14,000 stores worldwide. Founded in 1841 and based in Hong Kong, the group are majority owned by CK Hutchison Holdings. Visit: www.aswatson.com

£40,000 per annum

The Surveyors dealing with this property are **John Barnett** and **Jonathan Ross**

Vendor's Solicitors

Ellicotts LLP
Tel: 020 8445 5257 Ref: Nick Ioannou
Email: nick@ellicotts.co.uk

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page