



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

Forming part of an attractive detached development comprising a **Ground Floor Double Shop**. In addition, the property includes **2 Parking Spaces** and use of a rear yard area for unloading.

ACCOMMODATION

Ground Floor Double Shop (35 covers)

Gross Frontage	45'9"
Internal Width	44'7"
Shop Depth	41'4"
Area	Approx. 1,500 sq ft
Incl. 2WCs	

VAT is NOT applicable to this Lot

TENURE

Leasehold to be for a term of 999 years from completion at a peppercorn ground rent.



TENANCY

The property is let on a full repairing and insuring lease to **Subway Realty Limited (T/O for Y/E 31/12/18 £35.1m, Pre-Tax Profit £1.53m and Shareholders' Funds £1.57m)** for a term of 15 years from 3rd July 2009 at a current rent of **£22,000 per annum** exclusive.

Rent Review July 2019 (Outstanding)

Note 1: The tenant sublets the shop to a franchisee.

Note 2: The tenant has an option to renew the lease for a term of 15 years from expiration of the existing lease.

£22,000 per annum

The Surveyors dealing with this property are
Jonathan Ross and **Steven Grossman**

Vendor's Solicitors

J. S. Lane & Co
Tel: 020 8950 1782 Ref: John Lane
Email: info@jslane.co.uk

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'**