

18 Sea Road Bexhill, East Sussex TN40 1ED

lot 45

Freehold Retail, Workshop and Residential Investment

- Majority let to DP Realty Limited (t/a Domino's Pizza) until 2027
- Popular south coast town
- 300 metres from the seafront and 100 metres south of Bexhill Rail Station
- Six Week Completion Available

Rent
£25,201
per annum
exclusive



Location

Miles: 10 miles east of Eastbourne
6 miles west of Hastings
35 miles south of Royal Tunbridge Wells
Roads: A259, A21
Rail: Bexhill Rail Station
Air: Brighton Airport, Gatwick Airport

Situation

Bexhill-on-Sea is an affluent and busy south coast town that is popular with seasonal day visitors. The property is situated on the west side of the busy Sea Road opposite the junction with Jameson Road and some 100 metres south of Bexhill Rail Station and 300 metres from the seafront. Neighbouring occupiers in Sea Road include Budgens and Tote Sport. Other occupiers in Bexhill-on-Sea include Nationwide, The Original Factory Shop, Lloyds TSB, NatWest, Subway and W H Smith.

Description

The property comprises ground floor retail accommodation to the front of the property and self-contained storage and premises at the rear of the property accessible via a side passage. The storage area benefits from first floor office and ancillary accommodation. The remainder of the first floor and second floor comprises residential accommodation.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	96.00 sq m (1,030 sq ft)	DP REALTY LIMITED (t/a Domino's Pizza) (1)	20 years from 07/10/2007 until 06/10/2027	£20,000	07/10/2012 and 5 yearly
Ground First	Office & Workshop Office & Ancillary	120.00 sq m (1,292 sq ft) 39.00 sq m (420 sq ft)	AN INDIVIDUAL	5 year lease from May 2011 (2) (3)	£5,200	May 2014 (3)
Part First & Second	Residential	124.00 sq m (1,340 sq ft)	AN INDIVIDUAL	999 years from October 2004	£1.00	
Commercial Floor Area		379.00 sq m (4,082 sq ft)			£25,201	

(1) For the year ending 27th December 2009, DP Realty Limited reported a turnover of £12,213,000, pre-tax profits of £523,000 and a total net worth of £1,108,000. (Source: www.riskdisk.com 11/04/2010) DP Realty Limited is a wholly owned subsidiary of Domino's UK & Ireland plc who operate 665 stores nationwide and in the Republic of Ireland. Domino's Pizza UK & Ireland plc has announced the acquisition of 75% of Intergrowth Enterprises Limited (Domino's Germany), the master franchisee in Germany. (Source: www.dominos.uk.com) (2) The seller holds a rent deposit equal to 3 months' rent which is to be held for the period of occupation. (3) The lease provides for a fixed increase in rent to £6,000 per annum exclusive in May 2014.

For further details please contact:

John Mehtab
Tel: +44 (0)20 7034 4855 Fax: +44 (0)20 7034 4869.
Email: john.mehtab@acuitus.co.uk
Martin Szamfeber
Tel: +44 (0)20 7034 4858 Fax: +44 (0)20 7034 4869.
Email: martin.szamfeber@acuitus.co.uk
www.acuitus.co.uk

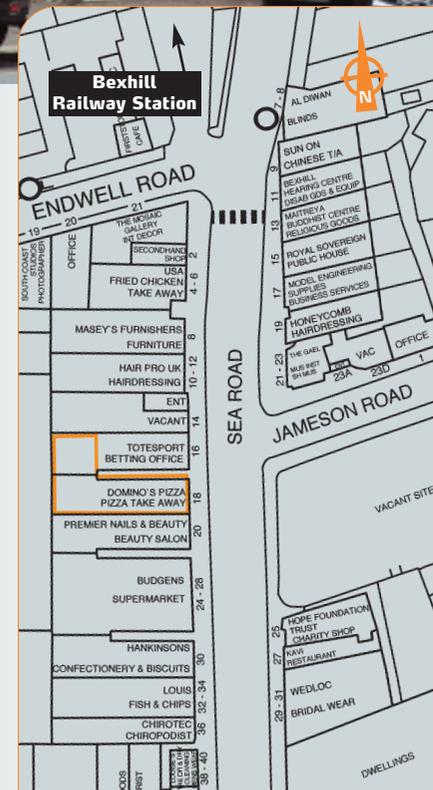
Associate Auctioneers:

Michael Laurie Kaye
42 South Molton Street, London W1K 5RR.
Tel: +44 (0)20 7629 1177 Fax: +44 (0)20 7629 1177.
Email: m@mlk.co.uk
Ref: Michael Kaye.



Solicitors:

David Arnold & Baldwin LLP
401 Grafton Gate, Milton Keynes MK9 1AQ.
Tel: +44 (0)845 606 1293 Fax: +44 (0)1908 687881.
Email: david.power@mablaw.com
Ref: David Power.



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