

Texaco Service Station, Haywards Heath Road (A272) Piltown, Nr Uckfield, East Sussex TN22 3XL

lot 25

Freehold Petrol Filling Station Investment

- Let for 20 years until 2028
- Prominent A272 location
- 0.15 hectare (0.38 acre) site approximately
- Six Week Completion Period Available

Rent
£50,000
per annum
exclusive



Location

Miles: 8.5 miles east of Haywards Heath
9 miles north of Glydebourne
10 miles east of Burgess Hill
16.4 miles north-east of Brighton

Roads: Haywards Heath (45 mins to London Victoria), Uckfield

Rail: A22, A26, A272

Air: London Gatwick Airport

Situation

The property is situated on the south side of the Haywards Heath Road (A272) in a highly prominent roadside location near the junction of the A22. The A272 is a highly busy commuter route running east to west through Sussex and connecting the area to Haywards Heath, the main commuter railway station for access to London.

Description

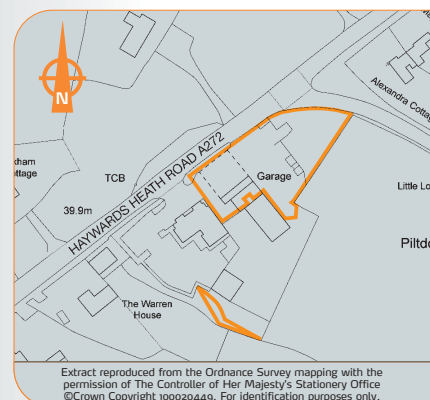
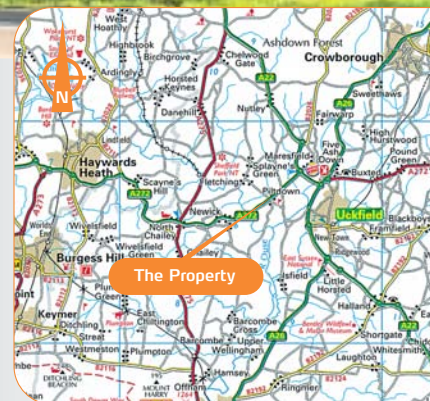
The property comprises a petrol filling station with 9 pumps, a Texaco Shop with Off-licence, car wash and a self-contained maisonette on the first and second floor with separate rear access. In addition, there is a separate parcel of land (0.005 hectares/0.01 acres) to the south of the petrol filling station. The total site is approximately 0.15 hectares (0.38 acres).

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	Shop	99.87 sq m	MR ANANTHAMOORTHY and MR SIVAKARAN on assignment with AGA (i)	20 years from 24/06/2008 until 2028 on a full repairing and insuring lease	£50,000	2013 & 5 yearly
First	Maisonette	(1,075 sq ft) Not Measured				
Second	Additional Land	0.005 hectares (0.01 acres)				
Commercial Floor Area		99.87 sq m 1,075 sq ft			£50,000	

(i) The original tenant was John Alex Kumar Lenus. There is an Authorised Guarantee Agreement (AGA) and a rent deposit of £12,500 in place.

For further details please contact:

John Mehtab
Tel: +44 (0)20 7034 4855.
Email: john.mehtab@acuitus.co.uk

Peter Cunliffe
Tel: +44 (0)20 7034 4852.
Email: peter.cunliffe@acuitus.co.uk
www.acuitus.co.uk

Solicitors:

W T Jones
71 Grays Inn Road, London WC1X 8TR.
Tel: +44 (0)20 7405 4631.
Email: pch71@aol.com
Ref: Peter Hambleton.