

lot 31

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

Rent  
**£55,000**  
per annum  
exclusive

Freehold Petrol Filling Station  
Investment

- Let for 20 years until 2028
- Prominent A272 location

• 0.15 hectare (0.38 acre) site  
approximately



### 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: A22, A26, A272

Rail: Haywards Heath (45 mins to London Victoria), Uckfield  
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 (1,075 sq ft)	<b>MR ANANTHAMOORTHY and MR SIVAKARAN on assignment with AGA (1)</b>	20 years from 24/06/2008 until 2028 on a full repairing and insuring lease	£55,000	2018 & 5 yearly
First	Maisonette	Not Measured				
Second	Additional Land	0.005 hectares (0.01 acres)				
<b>Commercial Floor Area</b>		<b>99.87 sq m 1,075 sq ft</b>			<b>£55,000</b>	

(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

**Will Moore**  
Tel: +44 (0)20 7034 4858.  
Email: will.moore@acuitus.co.uk  
[www.acuitus.co.uk](http://www.acuitus.co.uk)

### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
Tel: +44 (0)207 320 3968.  
Email: greg.rigby@dentons.com  
See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details



### Solicitors:

**Phillips & Phillips Solicitors**  
220 Northolt Road, Harrow, Middlesex HA2 8DS.  
Tel: +44 (0)20 8422 4435.  
Email: nilesh@phillipsandphillipslaw.co.uk  
Ref: Nilesh Jobanputra.