

42-44 Church Road & Flats 1-4 Churchill Court Burgess Hill, West Sussex RH15 9AE

lot 33

Prime Freehold Retail and Residential Investment

- Retail let to Superdrug Stores plc
- Four self-contained residential flats above let on AST's
- Potential to create further residential units – previous planning for a total of 8 flats
- Prime town centre location opposite The Martlets/Market Place Shopping Centre
- Affluent London and Brighton commuter town
- Nearby occupiers include Waitrose, Boots the Chemist, Costa, WH Smith and Caffè Nero

Rent
£85,600
per annum
exclusive



Location

Miles: 4 miles south of Haywards Heath
10 miles north of Brighton
40 miles south of Central London
Roads: A23, A27, A272, M23 (Junction 11)
Rail: Burgess Hill Railway Station
Air: London Gatwick Airport

Situation

Burgess Hill is an affluent commuter town located 10 miles north of Brighton and 40 miles south of Central London. The property is situated in a prime position on the north side of Church Road directly opposite an entrance to Market Place Shopping Centre, housing occupiers including Waitrose, Boots the Chemist, Costa and Wilko.

The Martlets Shopping Centre is also close by along with retailers including WH Smith, Caffè Nero, Specsavers and Santander, Lloyds and HSBC Banks.

Description

The property comprises ground floor retail accommodation with four self-contained residential flats (2 x two bedroom duplexes and 2 x three bedroom duplexes) on the first and second floors, accessed from the front.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | Tenant | Term | Rent p.a.x. |
|-------------------------|----------------------|----------------------------------|---------------------------------|--|--------------------|
| Ground | Retail/ Ancillary | 298.58 sq m (3,214 sq ft) | SUPERDRUG STORES PLC (1) | Term of years commencing 24/07/2003 expiring on 24/12/2016 (by way of lease extension) | £45,100 |
| First (Flat 1) | Residential | 3 Bedroom Flat | INDIVIDUALS | AST for 6 months from 07/12/2013 at £825 p.c.m. | £9,900 (2) |
| First (Flat 2) | Residential | 2 Bedroom Flat | INDIVIDUALS | AST for 6 months from 15/06/2013 at £825 p.c.m. | £9,900 (2) |
| Second (Flat 3) | Residential | 2 Bedroom Flat | INDIVIDUALS | AST for 1 year from 22/02/2015 at £850 p.c.m. | £10,200 (2) |
| Second (Flat 4) | Residential | 3 Bedroom Flat | INDIVIDUALS | AST for 1 year from 22/11/2014 at £875 p.c.m. | £10,500 (2) |
| Total Commercial | | 298.58 sq m (3,214 sq ft) | | | £85,600 (2) |

(1) For the year ending 28th December 2013, Superdrug Stores plc reported a turnover of £1,010,212,000, pre-tax profits of £28,982,000 and a total net worth of £122,235,000. (Source: www.riskdisk.com 23/04/2015)
(2) Annual equivalent rent.

For further details please contact:

David Margolis
Tel: +44 (0)20 7034 4862.
Email: david.margolis@acuitus.co.uk
Will Moore
Tel: +44 (0)20 7034 4858.
Email: will.moore@acuitus.co.uk
www.acuitus.co.uk

Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)20 7320 3968.
Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details

Seller's Solicitors:

Bowling & Co Solicitors
62 Broadway, Stratford, London E15 1NG.
Tel: +44 (0)20 8221 8000.
Email: roger.hoque@bowlinglaw.co.uk
Ref: Roger Hoque.

