

lot 23

52/53 Western Road
Brighton, East Sussex BN1 2EB

Rent
£65,000
per annum
exclusive

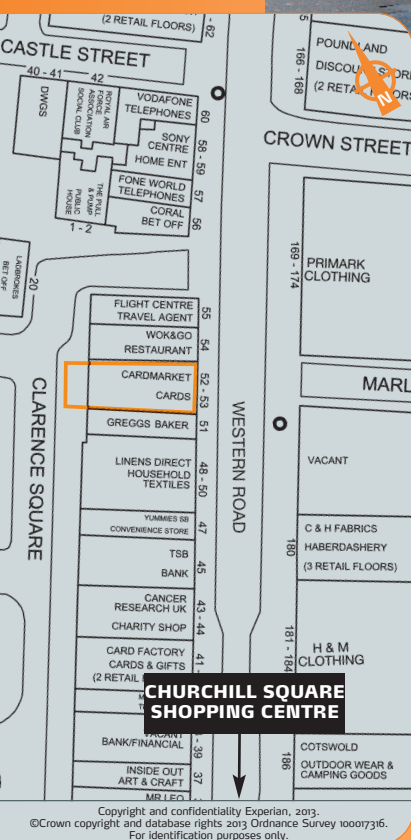
Freehold Retail Investment

- Let to **WH Smith High Street Limited** t/a Cardmarket until 2024 (subject to option)
- Prominent location on busy Western Road

- Close to Churchill Square Shopping Centre
- Nearby occupiers include Primark, Topshop, H&M, Greggs and TSB Bank



Photograph taken January 2015



Location

Miles: 12 miles east of Worthing
21 miles west of Eastbourne
54 miles south of Central London
Roads: A23, A270, A27, M23 (Junction 1)
Rail: Brighton Railway Station (55 mins to London Victoria)
Air: London Gatwick Airport

Situation

The property is situated in a prominent position on the southern side of Western Road close to Churchill Square Shopping Centre, which houses retailers including McDonald's, Debenhams, Apple Store, Zara and Next. Other occupiers in the immediate area include Primark, Topshop, H&M, Greggs and TSB Bank.

Description

The property comprises a ground floor retail unit with part lower ground floor ancillary accommodation. The remaining lower ground, first and second floors will be let on a long lease on completion.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	128.50 sq m (1,383 sq ft)	WH SMITH HIGH STREET LIMITED (1) (t/a Cardmarket)	10 years from 03/10/2014 until 02/10/2024 on a full repairing and insuring lease (2)	£65,000	03/10/2019
Lower Ground	Ancillary	93.55 sq m (1,007 sq ft)				
Lower Ground (Part)/First/Second		Not Measured	TPS BRIGHTON DEVELOPMENTS NO.2 LTD	999 years from completion	Peppercorn	
Totals (Commercial)		223 sq m (2390 sq ft)			£65,000	

- (1) For the year ending 31st August 2014, WH Smith High Street Limited reported a turnover of £658,855,000, pre-tax profits of £46,865,000 and a total net worth of £132,831,000. (Source: www.riskdisk.com 18/06/2015)
(2) The lease provides an option to determine on the fifth anniversary of the term.

For further details please contact:

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Buyer's Legal Report Service

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See: **www.acuitus.co.uk** for further details

DENTONS

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