

Units 1, 2 & 3 and Co-operative Food Store, Sea Road Winchelsea Beach, Winchelsea, East Sussex TN36 4NA

lot 14

Freehold Supermarket, Retail and Residential Investment

- Majority income secured by Co-operative Group Food Limited until March 2028
- Four residential flats on ASTs with planning for two further flats granted in 2010

- Asset management opportunities and future development potential (subject to consents)
- Approximate site area of 0.218 hectares (0.538 acres) with approximately 40 car parking spaces

**Rent
£71,300
per annum
exclusive**



Location

Miles: 26 miles north-east of Eastbourne
32 miles south-west of Tunbridge Wells

Roads: A259

Rail: Winchelsea Rail

Air: London Gatwick

Situation

Winchelsea is an attractive coastal town located between Eastbourne and Folkestone. The property is situated to the south-east of the town centre on the western side of Sea Road, the main route from the town to the coast. The property lies adjacent to a public house, with Winchelsea Sands Holiday Park a few minutes' walk and the seafront within 500 metres.

Description

The property, an unbroken retail parade, comprises a convenience store (with Post Office and ATM) and two retail units with four residential flats above. The property benefits from a site area of approximately 0.218 hectares (0.538 acres) providing parking for some 40 cars.

Planning

Planning consent has been granted in August 2010 for the erection of 2 x two bedroom flats above the supermarket. For further details please go to Rother Council Planning Dept (www.rother.gov.uk Ref: RR/2010/1663/P).

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
-	Ground	Convenience Store/ Ancillary	381.54 sq m (4,107 sq ft)	CO-OPERATIVE GROUP FOOD LIMITED (1)	30 years from 31/03/1998 until 30/03/2028	£36,000	31/03/2018 and 31/03/2023
1 - Winchelsea Beach Doctors Surgery	Ground	Medical	22.50 sq m (242 sq ft)				
2 - The Cat's Whiskers Hairdressers	Ground	Retail	60.40 sq m (650 sq ft)	INDIVIDUAL	10 years from March 2016 (2)	£11,000	(2026)
3	Ground	Storage	67.80 sq m (730 sq ft)				
Flat 1	First	Residential	2 Bedroom Flat	INDIVIDUALS	12 month AST from 27/04/2015	£6,300	(26/04/2016)
Flat 2	First	Residential	1 Bedroom Flat	INDIVIDUAL	24 month AST from 29/09/2014	£6,000	(28/09/2016)
Flat 3	First	Residential	1 Bedroom Flat	INDIVIDUALS	24 month AST from 29/09/2014	£6,000	(28/09/2016)
Flat 4	First	Residential	1 Bedroom Flat	INDIVIDUALS	24 month AST from 29/09/2014	£6,000	(28/09/2016)
Total Commercial Area			532.34 sq m (5,729 sq ft)			£71,300	

(1) The Co-operative Group is the UK's fifth biggest food retailer, operating across the country with almost 2,800 local, convenience and medium-size stores. (Source: www.co-operative.com 24/02/2016)

(2) The tenant previously had a lease over the demise from February 2006 and has sublet Unit 1. The lease provides for a three yearly option to determine.

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Buyer's Legal Report Service

Dentons UKMEA LLP

Contact: Greg Rigby.

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

DENTONS

Seller's Solicitors:

Rooks Rider

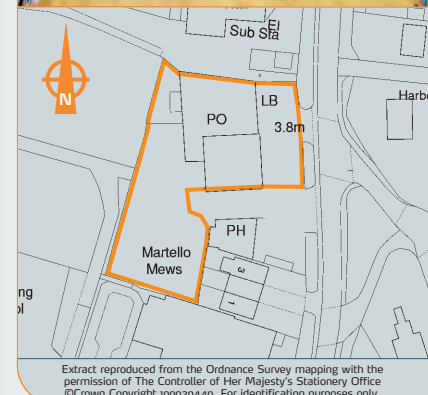
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