

60 Western Road and 43 Castle Street Brighton, East Sussex BN1 2HA

lot 1

Freehold Retail Investment

- Let to Vodafone Limited on a re-geared lease from 2016 (2)
- Prominent corner location on the busy Western Road
- Opposite Primark and close to the Churchill Square Shopping Centre
- Other nearby occupiers include H&M, Argos, Marks & Spencer, New Look and McDonald's
- Possible future conversion of upper parts to residential (subject to lease and consents)

Rent
£50,000
per annum
exclusive
(2)



On behalf of
Insolvency
Practitioners

Deloitte.

Location

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

Situation

The property is situated in a prominent corner position on the south side of Western Road, at its junction with Castle Street and a very short walk to The Churchill Square Shopping Centre, which houses retailers including McDonald's, Debenhams, Apple Store, Zara and Next. Other neighbouring occupiers include Primark, H&M, Marks & Spencer and Argos.

Description

The property comprises a ground floor retail unit with ancillary accommodation on the basement, first and second floors. The property benefits from a return frontage on to Castle Street.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Note

This property is being marketed for sale on behalf of Insolvency Practitioners and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Insolvency Practitioners are acting without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	70.64 sq m (760 sq ft)	VODAFONE LIMITED (1)	5 years from 2016 (2) on a full repairing and insuring lease	£50,000	2021
Basement	Ancillary	59.10 sq m (636 sq ft)				
First	Ancillary	62.20 sq m (670 sq ft)				
Second	Ancillary	42.90 sq m (462 sq ft)				
Totals		234.84 sq m (2,528 sq ft)			£50,000	

- (1) Vodafone is one of the leading mobile communications providers, operating in 26 countries and with almost 444 million customers across the world. Vodafone employs over 13,000 people across the UK. (Source: www.vodafone.co.uk)
- (2) The property is currently let to Vodafone Limited on a 5 year lease from 24th June 2012, expiring on 23rd June 2017 at a rent of £48,500 per annum. The lease provides for a mutual option to determine at any time on 6 months' notice. Terms for a new 5 year lease (which will commence on the date of completion), without breaks, have been agreed at a rent of £50,000 per annum, subject to a 6 month rent free period, and is in solicitor's hands. For further information, please refer to the legal pack. The seller has agreed to adjust the rental monies so that the property will produce £50,000 per annum from completion of the sale.

For further details please contact:

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