

lot 72

53 High Street Crawley, West Sussex RH10 1BQ

Rent
£38,343.97
per annum
exclusive (4)

Freehold Leisure Investment

- Entirely let to Five Go Mad in Dorset Limited t/a The Hive Bar (assigned from Johnson Cleaners UK Limited)

- Busy town centre location in important London commuter town
- Nearby occupiers include RBS, Ask Italian, The Money Shop and Prezzo



Location

Miles: 21 miles north of Brighton
23 miles west of Tunbridge Wells
30 miles south of Central London
Roads: A23, A264, M23 (Junction 10, 10a, 11)
Rail: Crawley Rail
Air: London Gatwick Airport

Situation

Crawley is a popular London and Brighton commuter town located approximately 2 miles south of Gatwick Airport. The property is located in the heart of the town centre on the High Street, just a short distance from Crawley Rail Station and the pedestrianised Broadway retailing thoroughfare. Nearby occupiers include RBS, Ask Italian, The Money Shop and Prezzo.

Description

The property comprises a ground floor retail unit with ancillary accommodation over first and second floor. The property benefits from a yard area and separate side entrance.

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. | Reversion |
|--------------|-----------|----------------------------------|--|------------------------------|-----------------------|------------|
| Ground | Leisure | 61.70 sq m (664 sq ft) | FIVE GO MAD IN DORSET LIMITED t/a The Hive Bar (1) (ON ASSIGNMENT FROM JOHNSON CLEANERS UK LIMITED) (2) | 15 years from 24/06/2006 (3) | £38,343.97 (4) | 23/06/2021 |
| First | Ancillary | 42.90 sq m (462 sq ft) | | | | |
| Second | Ancillary | 24.50 sq m (264 sq ft) | | | | |
| Total | | 129.10 sq m (1,390 sq ft) | | | £38,343.97 (4) | |

- The Hive Bar is a cocktail bar located in the heart of Crawley High Street, serving up cocktails, spirits and beers until 3am 7 days a week. (Source: www.thehivebaruk.com 23/05/2016)
- Johnson Cleaners UK Limited remain liable by way of an Authorised Guarantee Agreement. Johnsons Dry Cleaners are the UK's leading provider of dry cleaning services for clothing and other items with a network of conveniently located stores nationwide. Johnsons Dry Cleaners are part of Johnson Service Group which has been in business for over 200 years. (Source: www.johnsoncleaners.com 23/05/2016)
- The lease provided an option to determine on 24th June 2016. This option was not exercised by the tenant.
- For the purpose of clarification, the current rent is £34,500.76 per annum with an RPI linked review in June 2016. The RPI as at June 2011 was 235.2 and as at April 2016 was 261.4, representing an 11.1395% increase, which equates to £38,343.97 per annum. The May and June RPI figures will determine the exact figure to which the rent will be reviewed.

For further details please contact:

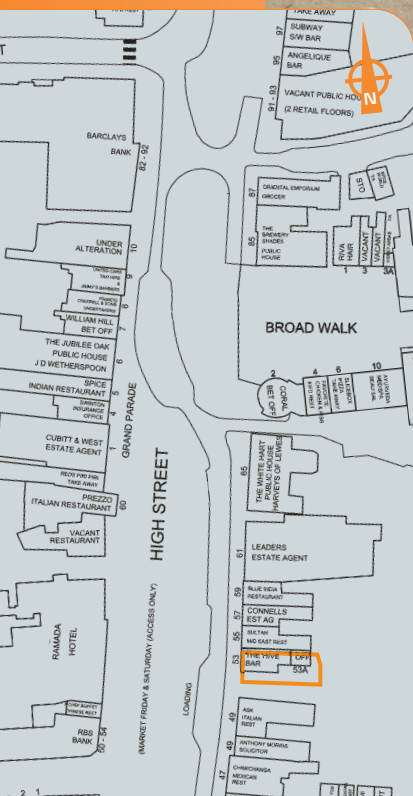
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Buyer's Legal Report Service

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

Seller's Solicitors:

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