

Lot 18

£35,000 per annum
exclusive

17 High Street, Hailsham, East Sussex BN27 1AL

Substantial Freehold Retail Investment



Key Details

- Let to Iceland Foods Limited until June 2024 (no breaks)
- Substantial High Street Unit in Busy and Historic Town
- Adjacent to St Mary's Walk and close to The Quintins Shopping Centre
- Nearby occupiers include Costa Coffee and NatWest Bank

Location

Miles: 8 miles north of Eastbourne
13 miles east of Lewes
20 miles north-east of Brighton

Roads: A22, A27, A26

Rail: Polegate Rail Station

Air: London Gatwick Airport

Situation

Hailsham is a busy and historic town located some 8 miles north of Eastbourne. The property is prominently situated on the southern side of the High Street, adjacent to the pedestrianised St Mary's Walk Shopping Precinct which leads directly from the High Street to the free shoppers car park on North Street. Other nearby occupiers on the High Street include NatWest Bank, Costa Coffee and The Quintins Shopping Centre, which is located less than 100 metres to the north.

Description

The property comprises a ground floor retail unit currently trading as a supermarket with ancillary accommodation on the first floor. The property benefits from a yard area to the rear.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Appox)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail/Ancillary	516.70 sq m	ICELAND FOODS LIMITED (1)	10 years from 24/06/2014 until 24/06/2024	£35,000	24/06/2019
First	Ancillary	330.40 sq m				
Total		847.10 sq m			£35,000	

(1) For the year ending 25th March 2016, Iceland Foods Limited reported a turnover of £2,658,332,000, pre-tax profits of £58,172,000 and a total net worth of £740,354,000 (Source: Experian Group 20/04/2017). Iceland Foods is one of Britain's fastest growing and most innovative retailers with over 880 stores throughout the UK (Source: about.iceland.co.uk 20/04/2017).



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