

# Lot 61

£32,765.21 per annum exclusive

## 8 High Street, Battle, East Sussex TN33 0AE Freehold Retail Investment with Potential



### Key Details

- Let to Day Lewis Plc (on assignment from Boots UK Limited)
- 1.5% fixed annual uplifts rising to £33,256.69 in April 2019 and £33,755.54 in April 2020
- Located in attractive market town
- Nearby occupiers include Boots, Co-operative Food, Fat Face and NatWest
- Residential development potential (subject to consents)

### On behalf of Trustees

#### Location

Miles: 3 miles north of Bexhill-on-Sea  
4 miles north-west of Hastings

Roads: A2100, A21

Rail: Battle Rail

Air: Gatwick Airport

#### Situation

Battle is a market town in East Sussex located 4 miles north-west of Hastings. The property is situated on the south-west side of High Street, close to its junction with the famous Battle Abbey which is a popular English Heritage tourist attraction. Nearby occupiers include Boots, Co-operative Food, Fat Face and NatWest.

#### Description

The property comprises a prominent Grade II listed property, providing retail accommodation on ground floor with ancillary accommodation on basement, first and second floors. To the rear of the property is a garden area.

#### Tenure

Freehold.

#### VAT

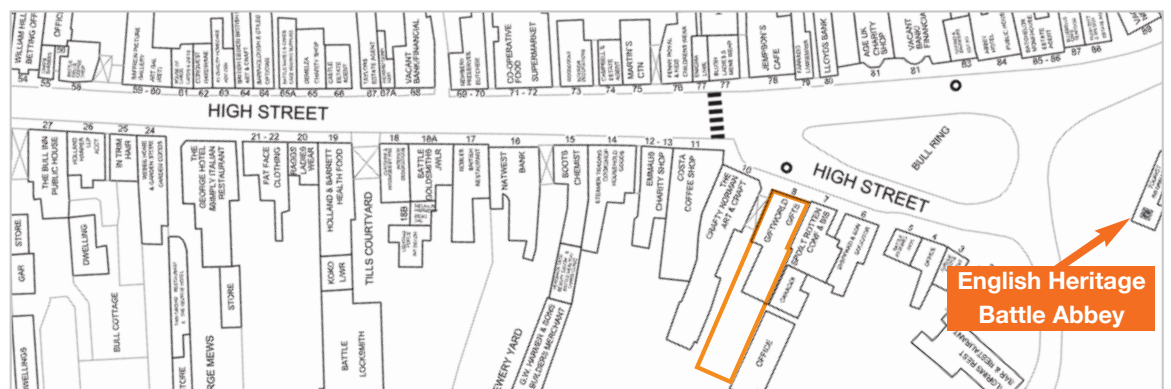
VAT is applicable to this lot.

#### Six Week Completion

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	153.75 sq m (1,655 sq ft)	DAY LEWIS	15 years and 4 months from	£32,765.21	21/07/2020
Basement	Ancillary	33.81 sq m (364 sq ft)	PLC (1) on assignment	22/03/2005 on a full repairing and insuring lease		
First	Ancillary	120.30 sq m (1,295 sq ft)				
Second	Ancillary	131.55 sq m (1,416 sq ft)	from Boots UK Limited (2)			
<b>Total</b>		<b>439.41 sq m (4,730 sq ft)</b>			<b>£32,765.21 (3)</b>	

- (1) The Day Lewis Group is an award winning family business, consisting of one of the largest independent pharmacy chains in the UK and Europe. Day Lewis employs over 2,500 people, owning and managing over 300 pharmacies in the UK today, with the management rights to the pharmacy concession in Harrods (Source: www.daylewis.co.uk 18/01/2018). The tenant is not currently in occupation.
- (2) Boots UK Limited remain liable by way of an Authorised Guarantee Agreement. For the year ending 31st August 2016, Boots UK Limited reported a turnover of £6,876,000,000, pre-tax profits of £523,000,000 and a total net worth of £1,204,000,000 (Source: Experian Group 17/01/2018). Boots is the UK's leading pharmacy-led health and beauty retailer. With around 2,500 stores in the UK, ranging from local community pharmacies to large destination health and beauty stores. Boots UK is part of the Retail Pharmacy International Division of Walgreens Boots Alliance, Inc, the first global pharmacy-led health and wellbeing enterprise (Source: www.boots-uk.com 27/04/2018).
- (3) The lease provides for 1.5% annual fixed rental increases.



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