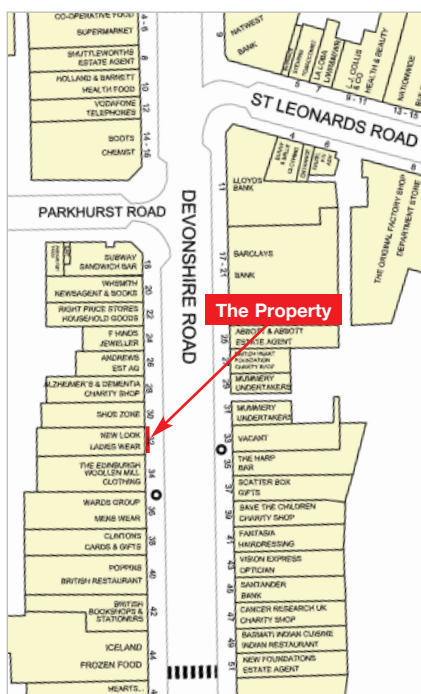


# **Bexhill-on-Sea** **32 Devonshire Road** **East Sussex** **TN40 1AS**

- **Freehold Shop Investment**
- Town centre position in South East coastal town
- Let to New Look Retailers Ltd
- Future residential potential on upper floors (1)
- Reversion 2019
- Current Rent Reserved  
**£33,500 pa**



## **Tenure**

Freehold.

## **Location**

Bexhill-on-Sea, with a resident population of approximately 40,000, is a popular holiday and retirement destination located on the south coast of England, approximately 4 miles west of Hastings and 13 miles east of Eastbourne. The town benefits from regular rail services to London Victoria Station and London Charing Cross as well as being served by the A259.

The property is situated on the west side of Devonshire Road, just south of its junction with Parkhurst Road.

Occupiers close by include Shoe Zone and Edinburgh Woollen Mill (both adjacent), WH Smith, Subway, Boots, Barclays and Lloyds Banks and Vision Express, amongst many others.

## **Description**

The property is arranged on ground and two upper floors to provide a shop unit with ancillary accommodation to the upper floors. The second floor has hatch access only. The property has pedestrian access to the rear from Parkhurst Road

The property provides the following accommodation and dimensions:

|                                |                   |                    |
|--------------------------------|-------------------|--------------------|
| <b>Gross Frontage</b>          | <b>6.10 m</b>     | <b>(20' 0")</b>    |
| <b>Net Frontage</b>            | <b>5.30 m</b>     | <b>(17' 5")</b>    |
| <b>Shop Depth</b>              | <b>22.95 m</b>    | <b>(75' 4")</b>    |
| <b>Built Depth</b>             | <b>24.35 m</b>    | <b>(79' 10")</b>   |
| <b>First Floor</b>             | <b>45.00 sq m</b> | <b>(484 sq ft)</b> |
| <b>Second Floor (not used)</b> |                   |                    |

## **Tenancy**

The entire property is at present let to NEW LOOK RETAILERS LTD for a term of 15 years from 1st September 2004 at a current rent of £33,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

## **Tenant Information**

No. of Branches: 578 stores throughout the UK.

Website Address: [www.newlookgroup.com](http://www.newlookgroup.com)

For the year ended 26th March 2016, New Look Retailers Ltd reported a turnover of £1.398bn, a pre-tax profit of £178.5m, shareholders' funds of £375.73m and a net worth of £323.25m. (Source: Experian 08.06.2017.)

## **VAT**

VAT is applicable to this lot.

## **Redevelopment Potential (1)**

The upper floors may have future residential potential, subject to the existing lease and all necessary consents. All enquiries to Rother District Council. [www.rother.gov.uk](http://www.rother.gov.uk)

## **Documents**

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

## **Energy Performance Certificate**

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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