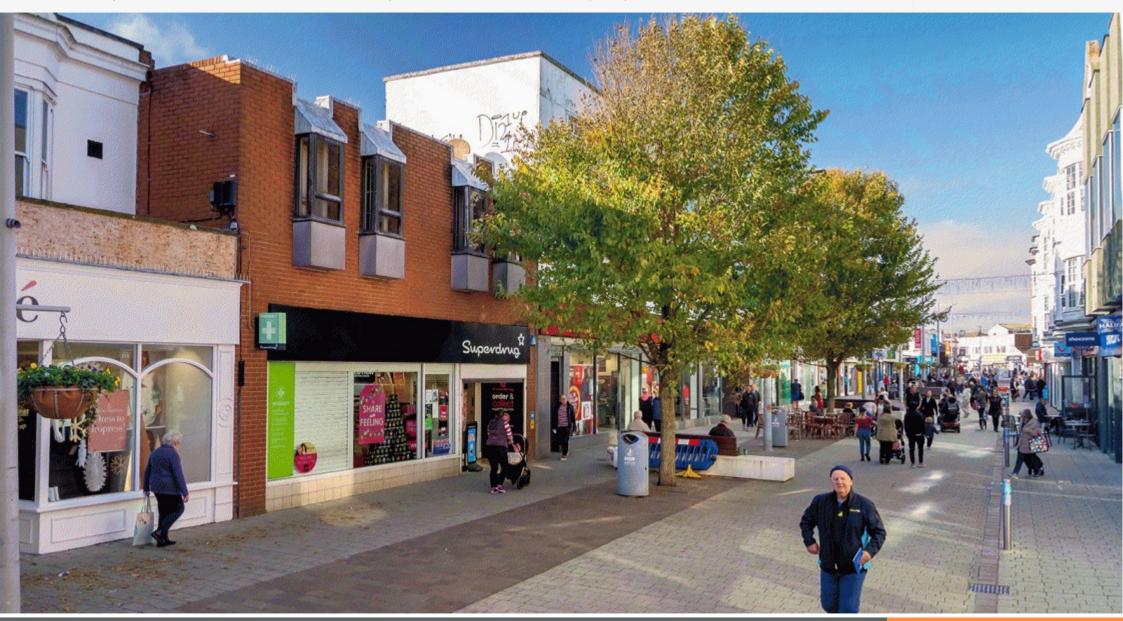
West Sussex PO21 1PY

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)





Prime Freehold Retail Investment

West Sussex PO21 1PY

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Property Information

Prime Freehold Retail Investment • Let to Superdrug Stores plc • New 5 year lease (renewal) from August 2022 (subject to option) • Re-based rent (previously let at £83,500 p.a.) Store includes Pharmacy • Tenant committed to refurbishment and partial store re-fit (1) Approximately 6,895 sq ft • Nearby occupiers include WHSmith, Specsavers, Boots the Chemist, Greggs, Costa, JD Sports and Wilko Lot Auction 15th December 2022 Rent **Status** £50,000 per Annum Exclusive Available Sector **Auction Venue** High Street Retail Live Streamed Auction

Location	
Miles	6 miles south-east of Chichester, 26 miles west of Brighton
Roads	A259, A27, A3
Rail	Bognor Regis Train Station
Air	London Gatwick
Situation	
Bognor Res Specsavers town's main	ty is located on the west side of the pedestrianised London Road, gis' prime retailing thoroughfare. Nearby occupiers include WHSmith, s, Boots the Chemist, Greggs, Costa, JD Sports and Wilko. The shoppers car park and a large Morrisons Supermarket are located to the rear of the property.
Tenure	
Freehold.	
EPC	
Band C	

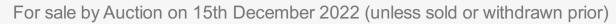
Description	
The property comprises a large shop arranged on the ground and include a Pharmacy.	I first floors, to
VAT	
VAT is applicable to this lot.	
Completion Period	

Six Week Completion

DISCLAIME

These particulars are for your convenience only. They do not form part of the auction and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground First	Retail/Ancillary Ancillary	399.11 241.46	(4,296) (2,599)	SUPERDRUG STORES PLC (t/a Superdrug) (2)	5 years from 12/08/2022 (3) on a full repairing and insuring lease	£50,000
Total		640.57	(6,895)			£50,000

⁽¹⁾ As part of the recent lease renewal negotiations, Superdrug have agreed to enter into a refurbishment and partial store re-fit of the property and will be investing in excess of £130,000 into the property.

⁽²⁾ Superdrug Stores plc currently operate in over 750 stores across the UK (www.superdrug.com) - a part of A.S. Watson Group of Companies. For the year to 01/2021, Superdrug Stores plc reported a turnover of £1.16 billion, pre-tax profits of £45.28 million and shareholders funds of £345.4 million. (www.northrow.com)

⁽³⁾ The lease is subject to a tenant only option to determine on 12/08/2025. If the tenant operates the break clause, a 6 month rent penalty is payable to the landlord.

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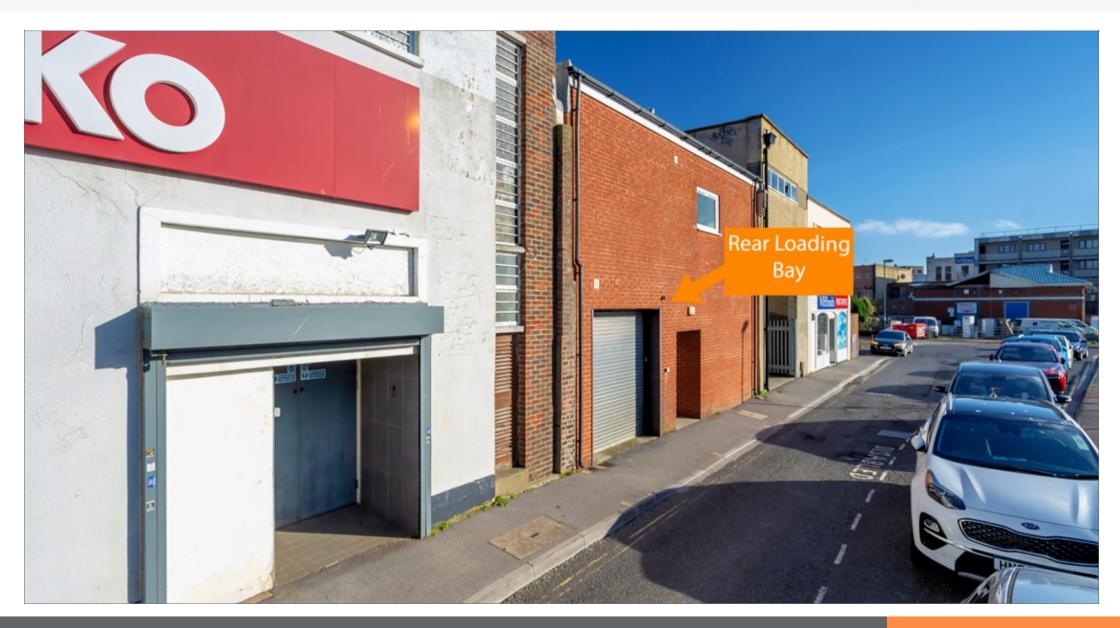


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(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

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Prime Freehold Retail Investment