



HAYWARDS HEATH

Freehold South East Convenience Store & Petrol Filling Station

104 FRANKLYNN ROAD
HAYWARDS HEATH
WEST SUSSEX
RH16 4DN



ADS RE

Investment Summary

- Freehold, **purpose-built petrol filling station** and **convenience store with self-contained offices** on a prominent **0.44-acre site**.
- Situated in a strategic position between **Haywards Heath town centre** and **Princess Royal Hospital**.
- Prominently located on **Franklynn Road**, within a densely populated residential area.
- One of the Southern Co-operative's **top performing stores**.
- Entirely let to **The Southern Co-operative Ltd** on a FRI lease until 03 March 2031.
- Unexpired term of **5.2 years**.
- Passing rent of **£193,538 per annum**.
- Rent reviewed 5 yearly in line with the increase in the RPI, subject to a **collar of 5% and a cap of 16%**.
- The next rent review is 04 March 2026, where the rent will increase to **£224,504 per annum**. Rent to be topped up to this level on completion of the sale.
- Guiding **£3,000,000 (Three Million Pounds)**, exclusive of VAT, reflecting an attractive **Net Initial Yield of 7.0%** based on the March 2026 rent increase and assuming standard purchasers costs.



Location

Haywards Heath is an affluent, fast growing commuter town located 12 miles north of Brighton, 14 miles south of Gatwick Airport and 38 miles south of Central London.

Haywards Heath benefits from excellent connectivity due to its strategic location along the A272, which provides easy access to the A23. The A23 connects Haywards Heath to the M23, Gatwick Airport and the M25 to the north, and provides access to Brighton and the A27 to the south.

Haywards Heath Station benefits from regular services to London Victoria (45 minutes), London Bridge, Gatwick Airport, Brighton, and various other key south coast locations. London Gatwick Airport, handling more than 40 million passengers a year, is just a 20-minute drive to the north and is the UK's second largest airport.

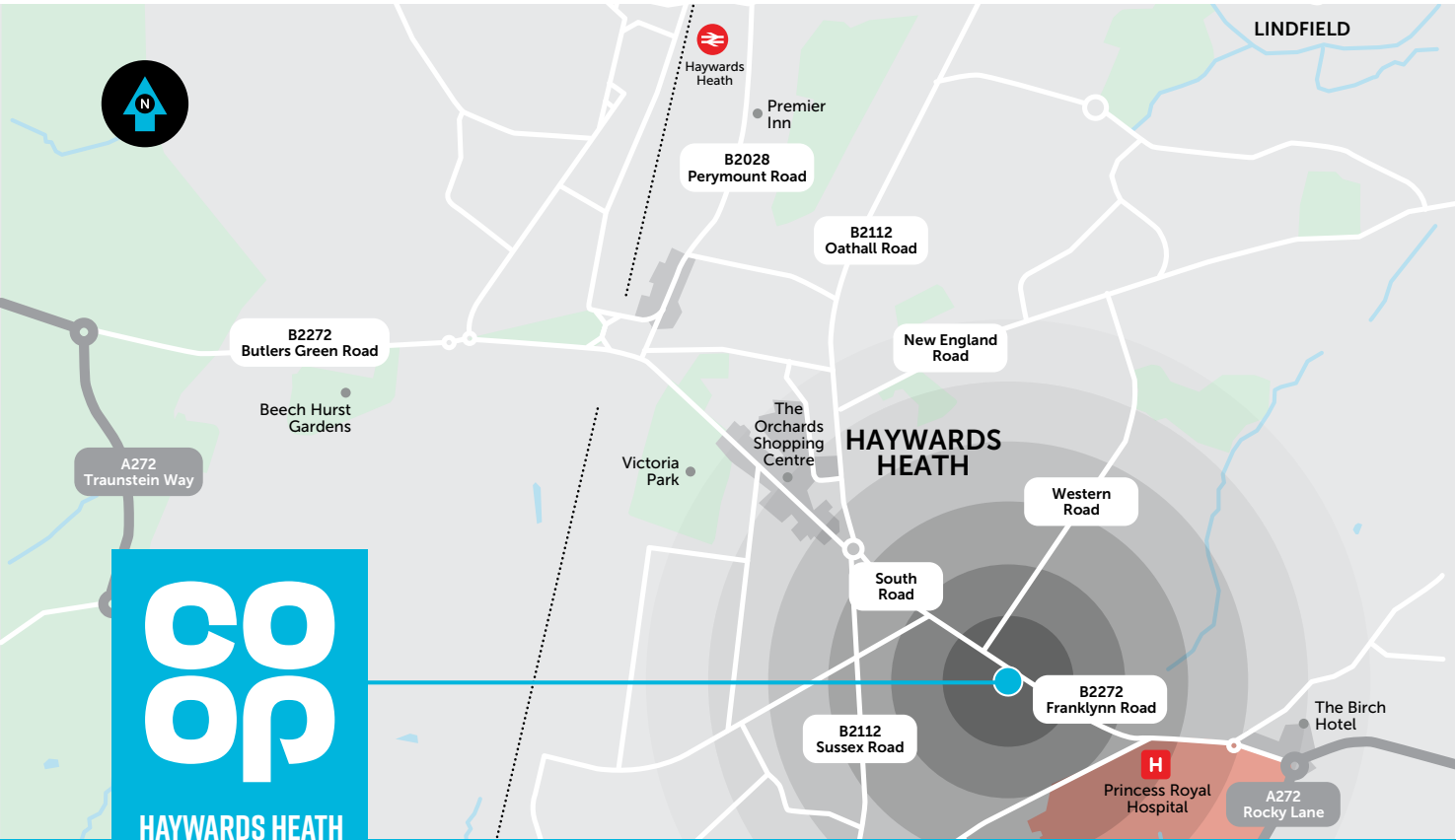
Situation

The Property is situated in a prominent roadside position on Franklynn Road (B2272), a key route connecting Haywards Heath with Lewes and Uckfield.

It is conveniently located 10 minutes' walk from South Road (the main high street shopping area) and close to the A272, the town's principal arterial route providing excellent accessibility to the wider area.

Both Haywards Heath town centre and The Princess Royal Hospital are just a short distance away, further enhancing the site's strategic position.

Situated within a densely populated residential suburb, the Property benefits from exceptionally strong traffic flow and high levels of local activity.



Haywards Heath Population Catchment

Resident catchment approx. 41,700 within 5 mins drive

Population catchment approx. c. 67,000 within 10 mins drive





Description

The Property comprises a modern petrol filling station and a two-storey building, providing a convenience store at ground floor and self-contained office accommodation at first floor.

The spacious forecourt includes four dual sided fuel pumps, providing a total of 24 nozzles. There are 7 underground tanks with a total capacity of 123,077 litres, including 3 unleaded tanks, 3 diesel and 1 unused tank. The forecourt provides 19 car parking spaces.

The convenience store provides a full complement supermarket offer including a bakery and an ATM. The store includes a staff kitchen and toilet facilities, office, cold and dry storage area and customer toilets.

The site is operational from 6.00am to 10.30pm, 7 days a week and attracts a broad customer base, including school and college students, residents from the surrounding area and a large volume of passing vehicle traffic.

The first-floor self-contained office accommodation is sublet and provides seven individual office rooms, plus a staff kitchen and toilet facilities.

Site

The site provides a total of 0.44 acres (0.18 hectares), reflecting a low site cover of 20%.

Accommodation

The Gross Internal Area is approximately as follows:

Description	SQ FT	SQ M
Convenience Store Sales	2,770	257.3
Ancillary	1,090	101.3
Self-Contained First Floor Offices (sub let)	1,125	104.5
Total	4,985	463.1

For indicative purposes only.

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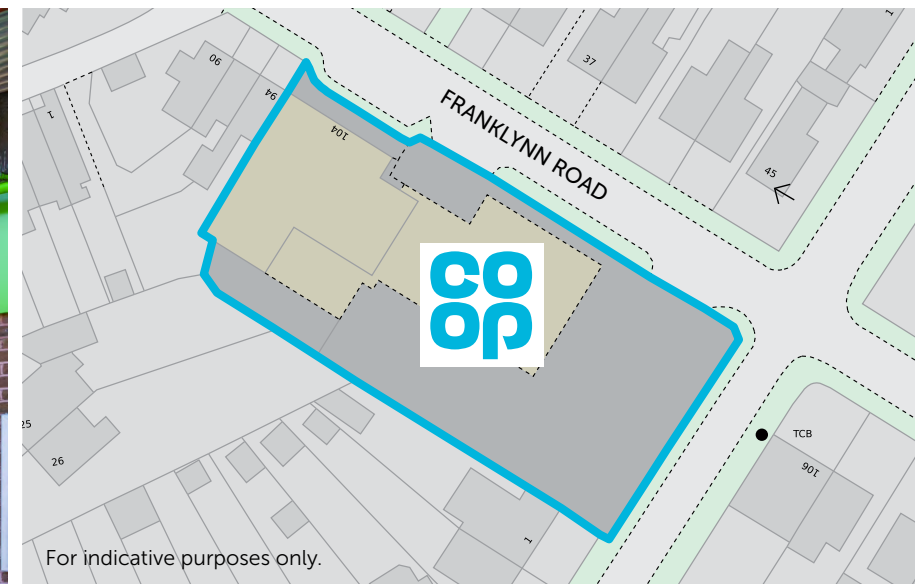
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Tenancy

The Property is entirely let to The Southern Co-operative Limited on a full repairing and insuring lease for a term of 15 years from 04 March 2016, expiring 03 March 2031, providing 5.2 years unexpired.

The current passing rent is £193,538 per annum. The rent is reviewed 5 yearly in line with the increase in the RPI, subject to a collar of 5% and cap of 16%. The next rent review is 04 March 2026, where the rent will increase to £224,504 per annum. The rent will be topped up to this level on completion of the sale.

The first-floor offices are sub-let to M&Y Ventilation Equipment Ltd until 2028. Further details available on request.



Tenure

Freehold.



Covenant

The Southern Co-operative Limited (trading as Southern Co-op) is an independent regional co-operative with a heritage dating back to 1873.

The principal activities include operating approximately 200 convenience stores, 59 funeral homes and 71 Starbucks Coffee shops, making the Society one of the largest Starbucks franchisees in the UK.

The Southern Co-op is owned by over 300,000 members, which increased by 90,205 members in the last financial year.

The Southern Co-op covenant is underpinned by a strong asset base with the latest published accounts showing Net Assets of £112.2m.

The Southern Co-operative Limited has reported the following financial results.

	26 Jan 2025	28 Jan 2024	28 Jan 2023
Turnover	£543.9m	£545.8m	£515.4m
Pre-Tax Profit	-£4.5m	-£2.4m	-£1.9m
Net Assets	£112.2m	£114.1m	£118.4m

This property is one of the tenant's best performing stores.

VAT

The Property has been elected for VAT, and the transaction will be treated as a Transfer of a Going Concern.

EPC

Supermarket EPC rating - B31.
First-floor office EPC rating - D86.

Proposal

Guiding **£3,000,000 (Three Million Pounds)**, exclusive of VAT, reflecting an attractive **Net Initial Yield of 7.0%** based on the March 2026 rent increase and assuming standard purchasers costs.



Further Information

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