

## PROPERTY DETAILS



### SUMMARY

 LOCATION	HAYWARDS HEATH	 COVENANT	£112M SHAREHOLDERS FUNDS
 SECTOR	PETROL FILLING STATION	 UNEXPIRED TERM	5.2 YEARS
 SITE	0.44 ACRES	 PASSING RENT	£193,538 PER ANNUM
 SIZE	4,985 SQ FT	 RENT REVIEW	RPI LINKED (5% - 16%)
 TENURE	FREEHOLD	 TOPPED UP RENT	£224,504 PER ANNUM
 TENANT	THE SOUTHERN CO-OPERATIVE LTD	 PRICE	£3,000,000
 SOUTHERN CO-OP	TOP PERFORMING STORE	 NIY	7.00%





## MORE INFORMATION

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

### ◎ DESCRIPTION

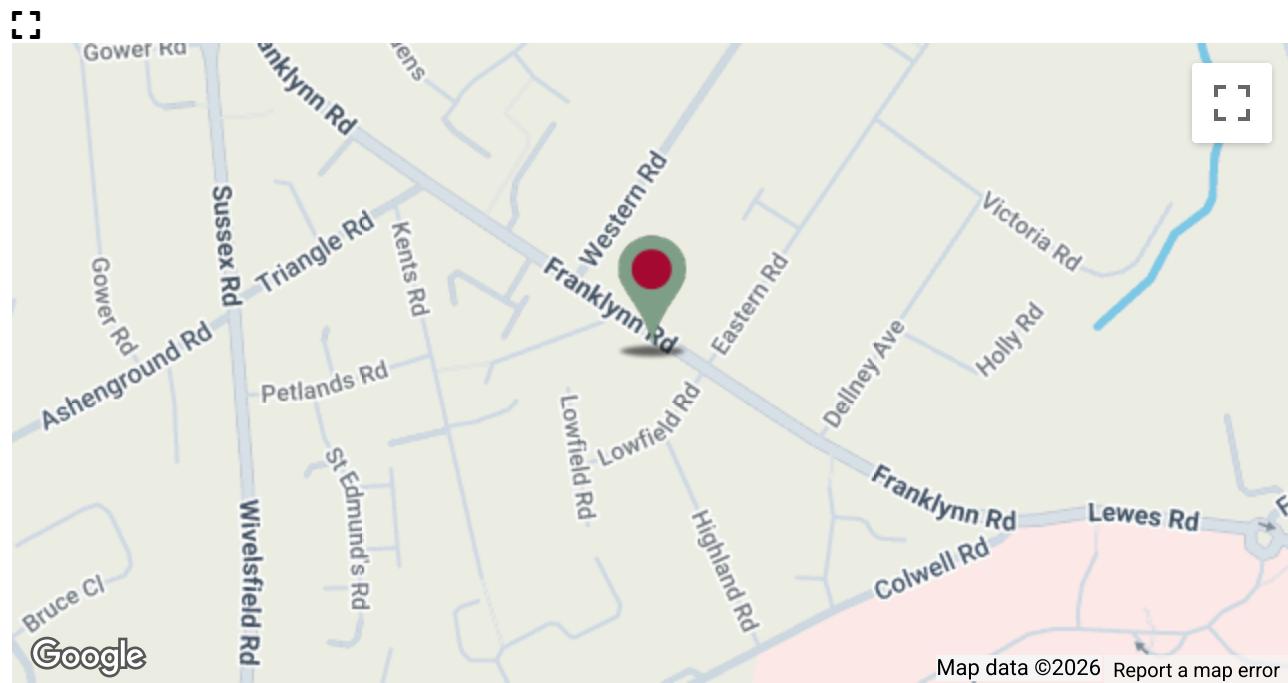
The Property comprises a modern petrol filling station and a two storey building, providing a convenience store at ground floor and self-contained office accommodation at first floor. The spacious forecourt includes four dual sided fuel pumps, providing a total of 24 nozzles. There are 7 underground 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.

### ◎ TENANCY

The Property is entirely let to The Southern Cooperative 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.

## MAPS

## CO-OP HAYWARDS HEATH



## GALLERY



## CONTACT US

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