



## SITUATION

Located in a prominent trading position in the centre of the town, close to other multiple retailers as **Boots** and **Londis**, together with a host of local traders.

Newhaven is an established cross-channel Ferry Port lying some 8 miles east of Brighton and 6 miles south of Lewes with excellent road access via the A26 and A27.

## PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with internal access to a **Self-Contained Upper Part** on the first floor (see Note 1). In addition, the property includes a rear entrance and parking for 2 cars from Marshall Lane.

**Note 1: We understand the first floor was previously a Self-Contained Flat with its own separate entrance at the rear of the property.**

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage 18'6"  
Internal Width 16'3"  
Built Depth 59'5"

Reception, Viewing Room, Morgue,  
Office & Kitchen/Staff Room

Area Approx. 645 sq ft plus WC

### First Floor

4 Rooms Area Approx. 542 sq ft plus WC

VAT is NOT applicable to this Lot

## FREEHOLD

## TENANCY

The entire property is let on a full repairing and insuring lease to **Funeral Services Limited (t/a The Co-operative Funeralcare – a wholly owned subsidiary of the Co-Op having over 1,000 branches)** for a term of 5 years from 22nd April 2016 (holding over – see Note 2 – in occupation since 2006) at a current rent of **£7,000 per annum** exclusive.

**Note 2: The tenant has served a section 26 Notice requesting a new 10 year lease from 15th December 2021 (with tenant's breaks at the end of years 3, 5 and 7) at a rent of £5,000 p.a. payable from the first anniversary of the term. The Landlord has advised the tenant that their offer is not acceptable and subsequently offered the tenant a new 10 year lease at a rent of £15,000 p.a., subject to a rent review at the end of the fifth year.**

**£7,000** per annum

The Surveyors dealing with this property are  
**Steven Grossman** and **Elliott Greene**

### Joint Auctioneers

Estate Management London  
Tel: 020 7930 9333 Ref: Sven Weinast  
Email: s.weinast@emluk.com

### Vendor's Solicitors

Joelson  
Tel: 020 7580 5721 Ref: Clive Bearman  
Email: clive.b@joelsonlaw.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



Rear of Property