

PROMINENT ROADSIDE OPPORTUNITY**PEVENSEY SERVICES, BEXHILL ROAD (A259), PEVENSEY, EAST SUSSEX, BN24 5JW****KEY POINTS**

- **Frontage to A259**
- **Site area 1.01 acres**
- **Existing A3 consent**

LOCATION

Situated along the A259 at the "Green Sign" Pevensey Services, immediately adjacent to the upgraded Esso petrol filling station accessed via shared entrance, Please click on the link below for the location map

[Click here for Google street view.](#)

DESCRIPTION

The existing unit provides a unit of approximately 2,612 sq ft (242.6 sq m) and 40 car parking spaces. Detached modern single storey building set within landscaped grounds with car parking arranged to the front of the site. Purpose built restaurant of brick construction beneath a pitched tiled roof with feature "tower".

Interested parties can make use of the existing fixtures and fittings although no warranty will be given and will be entirely at the leasee/purchasers own risk.

TERMS

The property is available on a new effective full repairing and insuring lease for a minimum term of 10 years subject to a open market rent review at the end of every fifth year.

RENT

The rent on the existing building will commence at £27,500 per annum exclusive.

LONG LEASEHOLD

Alternatively our clients will consider a sale of their long leasehold interest expiring 2080 for £180,000 plus VAT.

EPC

An EPC for the property has been commissioned and will be available to interested parties on request.



Picture taken when Little Chef were trading

RATES

We are informed by the Valuation Office that the property is currently assessed as follows:

Rateable Value	- £24,500.
UBR for 2012/13	- £0.458
Rates Payable	- £11,221 pa

Prospective occupiers should verify the above information for themselves.

TIMING

The unit is currently vacant and therefore access can be granted upon completion of the relevant legal formalities. **A non refundable deposit of £5,000 will be required by the landlord before legal documentation is despatched with an exchange of contracts required within 28 days - further details upon request.**

VIEWING

All viewings through joint sole agents:

Ashwell Rogers

David England

020 7758 3284

david@ashwellrogers.com

or Edward Symmons on 020 7955 8454.

Sammi Charad

020 7758 3282

sammi@ashwellrogers.com

SUBJECT TO CONTRACT

Oct 2012

COMMERCIAL LEASE CODE OF PRACTICE

The landlord has regard to the Recommendations of the Voluntary Code of Practice the Commercial Leases in England and Wales. If you are professionally represented you should ask your advisor for a copy alternatively the document can be found at www.commercialleasecodeew.co.uk or obtained from the Royal Institution of Chartered Surveyors – Tel:0207 3433806.

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

