



**19 Hartfield Road**  
Forest Row, East Sussex RH18 5DN



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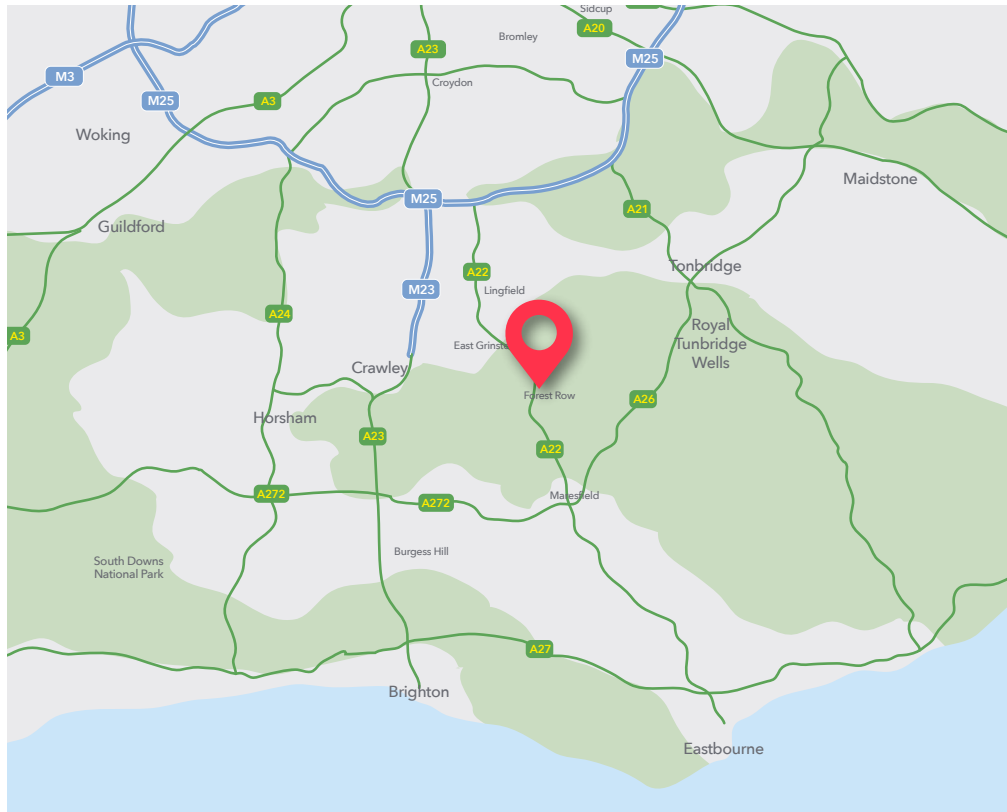
Long Income Convenience Store  
& Petrol Filling Station Portfolio

## Location

The property is located in Forest Row, a large village in Wealden, East Sussex approximately 3 miles away from East Grinstead. The catchment population within a 5 mile radius stands at 50,000 people.

The subject property occupies a prominent corner position on the primary retail centre of the town. Directly adjacent to the property is the towns main bus stop, providing many students transport to the many secondary schools in the area. Directly to the rear of the property is a council owned car park which provides free short term parking to the benefit of Co-op Food customers.

[Click here for Google Map function](#)



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## Description & Accommodation

The property comprises a fully refurbished and extended convenience supermarket extending to 3,955 sq ft with a large council owned (free for short term parking) car park incorporating 60 spaces (8 disabled) and separate loading bay. The property occupies a site extending to 0.093 acres (0.038 hectares).

## EPC

Energy performance certificates can be provided upon request.

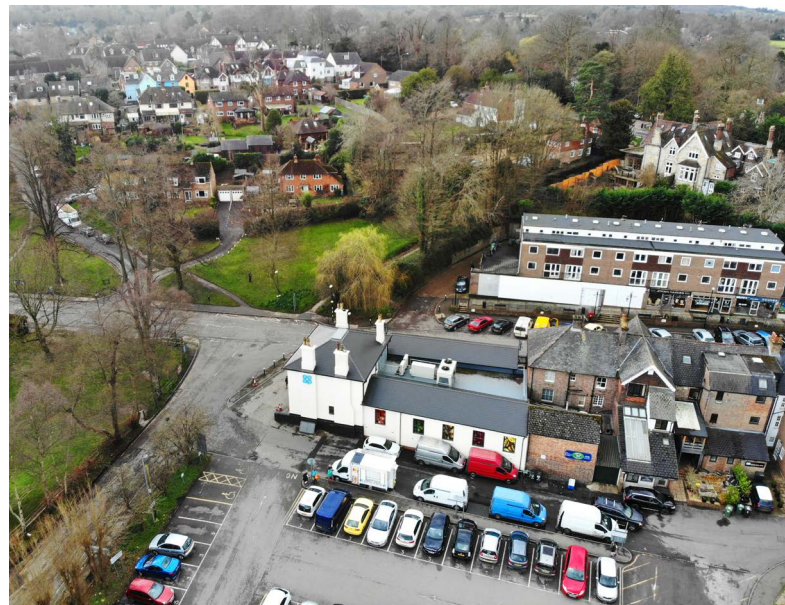
## Tenure

Freehold (Title Number: ESX253222).



## Tenancy

The property will be let to the Co-operative Group Food Limited on a full repairing and insuring lease for a term of 15 years with effect from completion. The initial rent of £65,000 per annum (£16.43 psf) is reviewed 5 yearly upwards only in line with CPI, subject to collar at 1% and cap at 3% per annum.



## Dataroom - Title Plans and Registers

The vendor has prepared a substantial pre-sale due diligence pack:

The following surveys and reports are available:

- Title Reports
- Architects Plans (PDF and CAD)
- Environmental Surveys, undertaken by WSP
- Leases
- Searches
- Title Plans & Registers
- EPCs
- CPSEs
- Building Warranties

## Proposal

We are seeking offers in excess of **£1,215,000** for the freehold interest, subject to contract and exclusive of VAT.

A purchase at the above terms reflects the following yield profile (assuming rental growth of 3% per annum), after deducting purchase costs at 6.94% (Sale and Leaseback Costs):

-  **5.00% Net Initial Yield**
-  **5.80% Reversionary Yield (2023)**
-  **6.72% Reversionary Yield (2028)**

## VAT

The property is elected for VAT and therefore VAT will be payable on the purchase price.

## Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## Further Information

For further information or to arrange an inspection, please contact:

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### Mark Powell

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Email: mp@christopherdee.co.uk

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### Daniel Campbell

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