

6 WEEK COMPLETION



Lot 25 – Shop 3

Lot 26 – Shop 2

Lot 27 – Shop 1

SITUATION

Occupying a prominent trading position in this busy retail location amongst such multiple traders as **HSBC** and **Lloyds TSB** midway between the seafront and the high street.

PROPERTIES

Comprising **3 Ground Floor Lock-Up Shops**.

VAT is NOT payable in respect of these Lots

TENURE

Each Leasehold for a term of 999 years from completion at a peppercorn.

TENANCIES & ACCOMMODATION

| Lot | Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|--|------------------------|---|--|------------------------------------|-------------------|--------------------------------|
| Lot 25 Reserve Below £100,000 | Ground Floor Shop 3 | Internal Width 14'9" widening to 19'0" max Built Depth 78'0" WC | T J Bowden, E J Lowe and H L Surgison (Opticians) | 15 years from 25th March 2002 | £11,000 | FRI Rent Review 2014 |
| Lot 26 Reserve Below £100,000 | Ground Floor Shop 2 | Internal Width 14'9" widening to 17'2" max Built Depth 78'1" WC | M P Winham and H Bennett (School uniforms) | 3 years from 1st December 2011 | £11,000 | FRI |
| Lot 27 Reserve Below £100,000 | Ground Floor Shop 1 | Internal Width 17'0" Built Depth 80'1" WC | K Hewitt (Curtains and Fabrics) | 10 years from 15th January 2012 | £11,700 | FRI Rent Review 2017 |



The Surveyors dealing with these properties are
MATTHEW BERGER and **NICHOLAS BORD**

VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration
fee of £275 (including VAT) per lot upon exchange of contracts