

6 WEEK COMPLETION



SITUATION

Situated adjacent to a local shopping parade serving the surrounding residential community, only a short walk from the Sea Front.

Pagham lies on the outskirts of the exclusive residential area of Aldwick some 3 miles west of Bognor Regis and 5 miles south of Chichester.

PROPERTY

Part of a modern development comprising **9 Lock-Up Garages**.

TENURE

Leasehold for a term of 199 years from 28th September 2008 at a fixed ground rent of £90 p.a.

VAT is NOT payable in respect of this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks	
No. 10	1 Garage	Individual	Monthly	£480 (Paid monthly)		
No. 7	1 Garage	Individual	199 years (less 5 days) from 28th September 2008	£50	Note: Garage No. 7 was sold in January 2011 for £7,350.	
Nos. 11, 12, 13, 15, 16, 18 & 19	7 Garages	VACANT				

Total £530 plus 7 Vacant Garages

**£530 per annum
plus 7 Vacant Garages**

The Surveyors dealing with this property are
JOHN BARNETT and **STEVEN GROSSMAN**

VENDOR'S SOLICITORS
GAD LLP – Tel: 020 8209 0166
Ref: P. Joseph Esq – Email: pjoseph@gadllp.co.uk

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) upon exchange of contracts