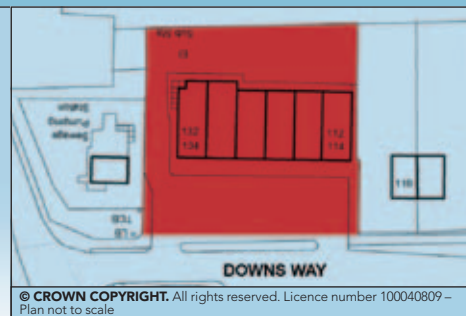


**6 WEEK COMPLETION**



**SITUATION**

Located close to the junction with Roundstone Lane and Worthing Road in this attractive village which lies midway between Littlehampton and Worthing on the A259.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 124-130 (Ground Floor Double Shop & 2 Flats)	<b>Ground Floor Double Shop</b> Gross Frontage 37'9" Internal Width 38'2" Built Depth (max) 49'2" WC <b>First Floor Flat</b> 3 Rooms, Kitchen, Bathroom/WC <b>First Floor Flat</b> 3 Rooms, Kitchen, Bathroom/WC	<b>Mr M. and Mrs K. Patel</b> <b>t/a Costcutter Supermarket</b>	35 years from 1994 (by way of extension entered into in 2013)	£26,000	FRI <b>Rent Reviews 2019 and 5 yearly</b>
No. 112 (Ground Floor Shop)	Gross Frontage 18'7" Internal Width 18'2" Built Depth 42'8" WC	<b>S. Barker (Carpets)</b>	10 years from 1st September 2010	£7,000	FRI <b>Rent Review 2015</b>
No. 114 (Flat), Nos. 116 -122 (Double Shop & 2 Flats) and Nos.132-134 (Shop & Flat)	No. 114: Flat*	Various	Each 99 years from 2011	£200	FRI
	Nos. 116-122: Double Shop & 2 Flats*				
	Nos. 132-134: Shop & Flat*				
<b>TOTAL</b>				<b>£33,200</b>	

\*Not inspected by Barnett Ross

**£33,200 per annum**

The Surveyors dealing with this property are **MATTHEW BERGER** and **JONATHAN ROSS**

**VENDOR'S SOLICITORS**  
Bude Nathan Iwanier - Tel: 020 8458 5656  
Ref: B. Dubiner Esq - Email: bd@bnilaw.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 £350 (including VAT) upon exchange of contracts