



**SITUATION**

Occupying a prominent town centre position adjacent to **Maplin**, close to the junction with Chatsworth Road and amongst multiples such as **Santander, Tesco Express, Scope** and **Greggs** being within close proximity of the multiple shopping retailers and department stores on South Street.

Worthing is a popular coastal resort as well as being a commercial centre, only 9 miles west of Brighton and enjoying excellent road links with the A27.

**PROPERTY**

Forming part of a terraced building comprising a **Ground Floor Shop**.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	18'5"	
Internal Width	17'6"	widening to 22'5"
Shop & Built Depth	54'4"	
Sales Area	Approx 900 sq ft	
3 WC's		

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

**TENURE**

**Leasehold for a term of 999 years from completion at a peppercorn ground rent.**

**£31,000 per annum**

The Surveyors dealing with this property are **NICHOLAS BORD** and **STEVEN GROSSMAN**



View along Chapel Road

**TENANCY**

The property is let on a full repairing and insuring lease to **William Hill Organization Ltd (having approx. 2,300 branches)** for a term of years expiring 5th July 2025 (**See Note**) at a current rent of **£31,000 per annum** exclusive.

**Rent Reviews 2015 & 5 yearly**

**Tenant's Break 2020**

**Note: The original lease is for a term of 15 years from 6th July 2000 and was extended for a further 10 years.**

**VENDOR'S SOLICITORS**

Nelson & Co - Tel: 01279 653 157

Ref: Ms Claire Nelson - Email: carolyn.pihl@nelsoncosolicitors.com

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 £500 (including VAT) upon exchange of contracts