

6 WEEK COMPLETION



SITUATION

Located within this fully occupied shopping centre close to the junction with Sea Lane and 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

Forming part of a parade comprising a **Ground Floor Café**. In addition, there is use of a rear service road for unloading.

ACCOMMODATION

Ground Floor Café

Gross Frontage	16'4"
Internal Width	15'5"
Shop Depth	24'4"
Built Depth	34'8"
WC	

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 199 years from 29th September 2008 at a fixed ground rent of £100 p.a.

TENANCY

The property is let on a full repairing and insuring lease to **William Walton as a Café** for a term of 5 years from 24th December 2013 (**renewal of a previous lease**) at a current rent of **£6,000 per annum** exclusive.



View of The Parade

Photograph taken September 2008

£6,000 per annum

The Surveyors dealing with this property are **NICHOLAS BORD** and **JONATHAN ROSS**

VENDOR'S SOLICITORS
Harrowell & Atkins - Tel: 01442 865 671
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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 £500 (including VAT) upon exchange of contracts