



**SITUATION**

Occupying a prominent trading position within the heart of the Town Centre, diagonally opposite the pedestrianised section of London Road and amongst such multiples as **Santander, Subway, Lloyds Bank, Betfred, Bonmarche, Nationwide, Carphone Warehouse** and many others, and only a few minutes' walk from the Sea Front and Bognor Pier. Bognor Regis is a popular coastal resort town and tourist destination, located just off the main A27 (via the A259) some 6 miles east of Chichester and 26 miles west of Brighton.

**PROPERTY**

A mid terrace building comprising a **Ground Floor Shop** with separate gated rear access from Belmont Street to **3 Self-Contained Flats** on first and second floors.

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

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 20'4" Internal Width 19'3" Shop Depth 39'6" Built Depth 70'0" Sales Area Approx 750 sq ft Storage Area Approx 265 sq ft WC	<b>DEBRA</b> (a registered charity with 120 branches)	10 years from 7th May 2015	£22,000	FRI by way of service charge (capped at £2,000 p.a.) <b>Rent Review 2020</b> <b>Tenant's Break 2018 and 2020</b>
Flat A (Second Floor)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC (Not Inspected)	<b>2 Individuals</b>	3 years from 18th October 2013	£7,104	AST <b>£802.50 Rent Deposit held.</b>
Flat B (First Floor)	2 Bedrooms, Living Room/Kitchen, Bathroom/WC	<b>2 Individuals</b>	1 year from 9th April 2015	£7,500	AST <b>£937.50 Rent Deposit held.</b>
Flat C (First Floor)	Bedroom with en-suite Shower/WC, Living Room, Kitchen,	<b>Individual</b>	3 years from 9th May 2014	£4,632	AST <b>£562.50 Rent Deposit held.</b>
<b>TOTAL</b>				<b>£41,236</b>	

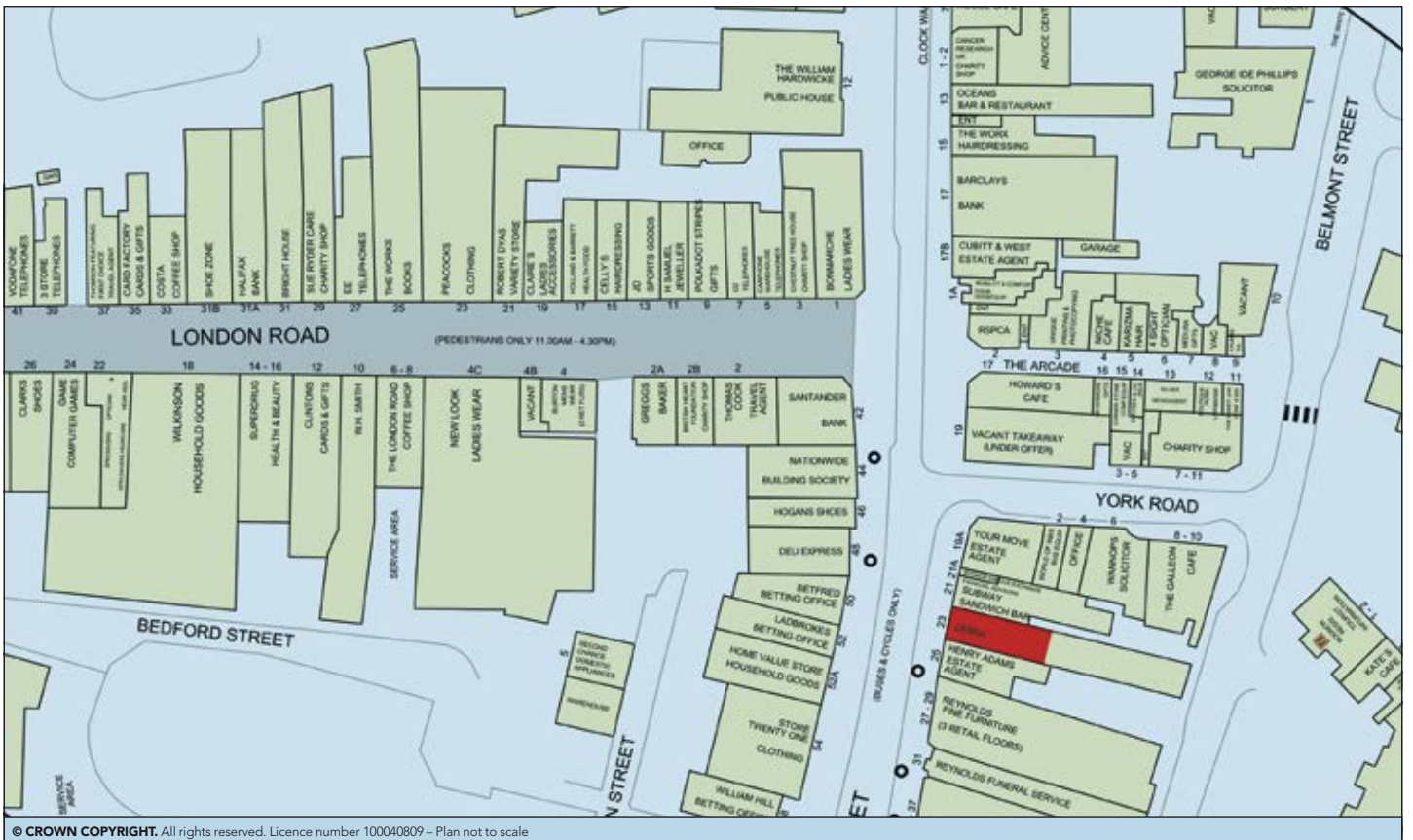
**£41,236 per annum**

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

\* Refer to Point 9 in the 'Notice to all Bidders' page



View along London Road



**VENDOR'S SOLICITORS**  
BPE Solicitors LLP – Tel: 01242 248212  
Ref: Ms Nicky Corner – Email: nicky.corner@bpe.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 £500 (including VAT) upon exchange of contracts