



SITUATION

Occupying a prime town centre position adjacent to **F. Hinds**, opposite the Guildbourne Centre and at the junction with the pedestrianised South Street, amongst such multiples as **Barclays, HSBC, T K Maxx, Greggs, Mothercare, Chelsea Building Society, Debenhams & Beales Department Stores, Toni & Guy, Thomas Cook** and only a few minutes' walk from the Sea Front.

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

PROPERTY

Forming part of a modern development comprising a **Ground Floor Shop** with a rear communal service access for unloading.

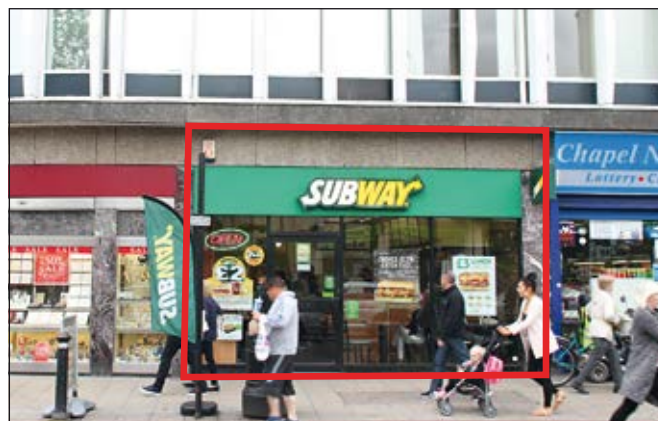
VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from 25th December 2005 at a peppercorn.

£33,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**



ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'0"
Internal Width	16'11"
Shop Depth	32'8"
Built Depth	43'6"
Sales Area Approx	540 sq ft
Storage Area Approx	35 sq ft
WC	

TENANCY

The property is let on a full repairing and insuring lease to **Anuradha Enterprises Ltd (with personal guarantor) t/a Subway** for a term from 24th July 2009 to 20th October 2022 at a current rent of **£33,000 per annum** exclusive.

Rent Review October 2017



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VENDOR SOLICITORS
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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