



SITUATION

Located within this fully occupied local parade close to the junction with The Strand, diagonally opposite a new Barratt Housing Development (Cissbury Chase), approx. 2 miles west of Worthing Town Centre and close to branches of **McColls**, **Co-Op Food** and a **Lloyds Pharmacy**.

Worthing is located on the south coast, approx. 12 miles west of Brighton and approx. 60 miles south of London and enjoys good road links via the A27 and A24.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 21 (Ground Floor Shop)	Internal Width 19'10" Shop Depth 56'9" Built Depth 78'11" Sales Area Approx 1,125 sq ft Storage Area Approx 310 sq ft WC	Hasnain Abbas (Convenience Store/ Off-Licence)	Monthly Licence (see Note 1) (Tenant's family have been in occupation for 3 years)	£10,500	Note 1: The tenant has requested a 15 year lease at £10,500 p.a. with 5 yearly rent reviews – refer to Legal Pack.
No. 23 (Ground Floor Shop)	Internal Width 12'1" Widening to 15'5" Shop Depth 48'11" Built Depth 59'9" Sales Area Approx 700 sq ft Storage Area Approx 125 sq ft WC & 1 Parking Space	The Samaritans (Charity having 201 branches)	5 years from 24th June 2008	£8,200	FRI Holding Over
No. 25 (Ground Floor Shop)	Internal Width 11'6" Shop Depth 46'2" Built Depth 59'9" Sales Area Approx 475 sq ft Storage Area Approx 145 sq ft 2 WC's & 1 Parking Space	A. K. Yasar (Café/Restaurant)	15 years from 5th June 2006	£7,750	FRI Rent Review June 2016 (Outstanding)
4 Flats	Not inspected	Individual	999 years (less 13 days) from 25th December 1955	Peppercorn	FRI. Note 2: Each flat has been sublet for 125 years from 25/3/13.
TOTAL				£26,450	

PROPERTY

Comprising **3 Ground Floor Shops** with separate front access to **4 Self-Contained Flats** above, plus use of a rear service road.

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 999 years (less 10 days) from 25th December 1955 at a fixed ground rent of £180 p.a.

£26,450 per annum

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

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

VENDOR'S SOLICITORS

Harold Benjamin Solicitors – Tel: 020 8422 5678
Ref: V. Parikh – Email: vijay.parikh@haroldbenjamin.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