



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 Shop**. In addition, there is use of a rear service road for unloading.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'1"
Internal Width	15'4"
Shop Depth	24'5"
Built Depth	31'2"
WC	

TENURE

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



VAT is NOT payable in respect of this Lot

TENANCY

The property is let on a full repairing and insuring lease to **A. R. Pile as a Unisex Hairdresser** for a term of 5 years from 11th May 2015 (**Renewal of a previous lease – in occupation for 5 years**) at a current rent of **£5,700 per annum** exclusive.

£5,700 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
Harrowell & Atkins – Tel: 01442 865 671
Ref: M. Avern – Email: michael.avern@harrowell-atkins.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