



SITUATION

Located between The Esplanade and the junction with the High Street, overlooking Waterloo Square’s Bowling Green and Mini Golf, in sight of Bognor Regis Pier and being within close walking distance of the town centre.

Bognor Regis is a popular seaside 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 Take-Away** with separate front access to a **Self-Contained Flat** on the first floor.

VAT is NOT applicable to this Lot

FREEHOLD



View from the Property towards the Pier and Sea Front

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Take-Away	Gross Frontage 25'11" Internal Width 21'10" Shop Depth 28'3" (max) Built Depth 36'0" WC	B. Ahamad t/a Peri Peri House (Pizza/Kebab Take-away)	21 years from 27th April 2011	£11,000	FRI Rent Reviews 2022 and 5 yearly. £2,250 Rent Deposit held.
First Floor Flat	Not Inspected	Individual	125 years from 28th July 2004	£100	FRI Rent rises by £100 every 33 years.
TOTAL				£11,100	

£11,100 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **ELLIOTT GREENE**

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

VENDOR'S SOLICITORS

Bennett Oakley - Tel: 01444 235232
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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