



SITUATION

Occupying a prime retail pitch in the pedestrianised section of the town centre, between South Street and Montague Place, adjacent to **W H Smith** and **Rush Hair**, diagonally opposite the **Royal Arcade** and close to branches of **Debenhams, Beales Dept Store, Waterstones, H. Samuel, Topshop, Starbucks** and only a minute's walk from the Sea Front and Pier.

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

A mid terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** on the first and second floors.

VAT is applicable to this Lot

FREEHOLD

£30,000 per annum

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

ACCOMMODATION

Ground Floor Shop

Gross Frontage	15'8"
Internal Width	12'3"
Shop Depth	40'3"
Built Depth	50'9"
Sales Area	Approx 460 sq ft
Store Area	Approx 180 sq ft

First Floor Ancillary

Area	Approx 325 sq ft
2 WCs	

Second Floor Ancillary

Area	Approx 395 sq ft
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Total Area

Approx 1,360 sq ft

TENANCY

The entire property is let on a full repairing and insuring lease (subject to a photographic schedule of condition) to **Virgin Media Limited (having 135 branches) (T/O for Y/E 31/12/15 £504.9m, Pre-Tax Profit £627.8m and Shareholders' Funds £5.18bn)** for a term of 5 years from 20th February 2015 at a current rent of **£30,000 per annum** exclusive.

Note: The tenant did not operate their February 2018 Break Clause.



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VENDOR'S 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