



## SITUATION

Located directly off West Street and the High Street amongst a host of local traders all serving the surrounding residential area. Storrington is an attractive and affluent village located on the main A283 between Pulborough and Washington within easy reach of the A24, approximately 8 miles north of Worthing.

## PROPERTY

Forming part of a detached building comprising a **Ground Floor Shop**.

**Note: The first floor is not included with the property as it is a flying freehold that forms part of the adjoining property to the rear.**

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	16'1"
Internal Width	15'4"
Shop Depth	14'3"

**VAT is NOT applicable to this Lot**

## FREEHOLD



## TENANCY

The property is let on a full repairing and insuring lease to **D. A. Peck as a Barbers** for a term of 10 years from 1st January 2019 (**renewal of a previous lease**) at a current rent of **£4,800 per annum** exclusive.

**Rent Reviews 2022 and 3 yearly**

**£4,800** per annum

The Surveyors dealing with this property are **Steven Grossman** and **Jonathan Ross**

### Joint Auctioneers

Mcdowalls  
Tel: 020 8472 4422 Ref: Owen Smith  
Email: owen.smith@mcdowalls.com

### Vendor's Solicitors

W T Jones  
Tel: 020 7405 4631 Ref: Peter Hambleton  
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**For legal documents, please refer to page 8 of this catalogue**  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders' page**