



SITUATION

Located close to the junction with South Farm Road in this retail parade, nearby **Tesco Express** and amongst a variety of independent traders, only 1/2 a mile from the town centre and less than 250 yards from Worthing Train Station (National Rail).

Worthing is a popular seaside resort and a busy commercial centre lying 9 miles west of Brighton, enjoying excellent road links via the A27.

PROPERTY

Forming part of a mid-terrace building comprising a **Ground Floor Shop**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	22'4"
Internal Width	20'7"
narrowing at rear to	17'3"
Shop & Built Depth	31'0"
WC	

VAT is applicable to this Lot

TENURE

Leasehold for a term of 999 years from 25th March 2001 at a peppercorn ground rent.



TENANCY

The property is let on a full repairing and insuring lease to **C. M. De Souza (Beauty Salon)** (see Note) for a term of 5 years from 20th December 2019 (excl. s.24-28 of L & T Act 1954) at a current rent of **£7,000 per annum** exclusive.

Tenant's Break December 2020.

Note: The tenant is currently fitting out and plans to open by the end of March 2020.

£7,000 per annum

The Surveyors dealing with this property are **Elliott Greene** and **Steven Grossman**

Vendor's Solicitors

Bude Nathan Iwanier
Tel: 020 8458 5656 Ref: Samuel Iwanier
Email: si@bnilaw.co.uk

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'**