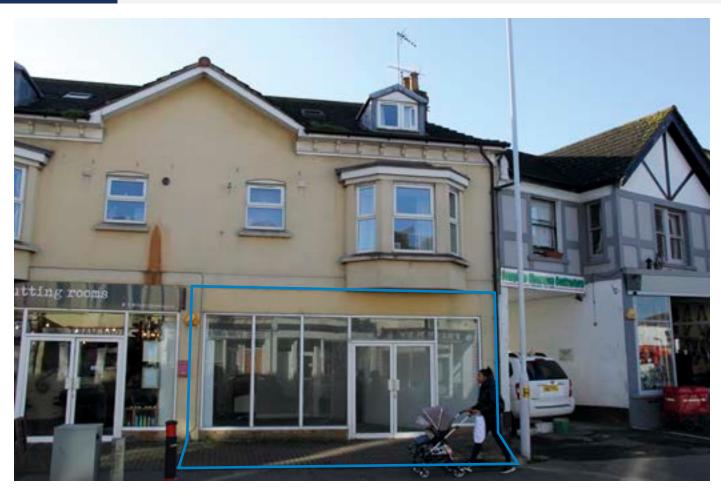
49 Teville Road, Worthing, West Sussex BN11 1UX



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 ½ 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 Internal Width narrowing at rear to Shop & Built Depth 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.

Vendor's Solicitors

Bude Nathan Iwanier
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Email: si@bnilaw.co.uk

£7,000 per annum