



SITUATION

Occupying a prominent trading position within the heart of the Town Centre, diagonally opposite the pedestrianized section of London Road and amongst such multiples as **Santander, Subway, Lloyds Bank, Betfred, Ladbrokes, Nationwide, Barclays Bank** and many others, and only a few minutes' walk from the Sea Front and Bognor Pier.

Bognor Regis is a popular coastal 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 Shop** with separate gated rear access from Belmont Street to **3 Self-Contained Flats** on first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 20'4" Internal Width 19'3" Shop Depth 39'6" Built Depth 70'0" Sales Area Approx 750 sq ft Storage Area Approx 265 sq ft WC	DEBRA (an international registered charity for Medical Research with 97 branches in the UK)	10 years from 7th May 2015 (excl. s. 24-28 of the L&T Act 1954)	£22,000	FRI by way of service charge (capped at £2,000 p.a.) Tenant's Break 2020 NOT exercised.
Flat 1 (A) (Second Floor)	2 Bedrooms, Living Room, Kitchen, Shower-room/WC (GIA Approx. 670 sq ft)	Individual (In occupation for 10 years)	1 year from 18th October 2019	£9,000	AST. Holding Over. £865.38 Rent Deposit held.
Flat 2 (B) (First Floor)	2 Bedrooms, Living Room/Kitchen, Shower-room/WC (GIA Approx. 665 sq ft)	Individual	1 year from 8th April 2022	£9,600	AST. Holding Over. £923.07 Rent Deposit held.
Flat 3 (C) (First Floor)	Bedroom with en-suite Shower-room/WC, Living Room, Kitchen (GIA Approx. 255 sq ft)	Individual	1 year from 10th November 2022	£6,900	AST £663 Rent Deposit held.
				Total: £47,500	

Vendor's Solicitors

Russell Cooke LLP

Tel: 020 8789 9111 Ref: Fiona Buckland

Email: fiona.buckland@russell-cooke.co.uk

£47,500 per annum

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

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

View down London Road



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