



SITUATION

Located close to the junction with North Street, in the centre of Storrington, nearby multiples such as **Waitrose, HSBC, Oxfam, One Stop, Boots, McColl's** and a wide variety of independent retailers. Storrington is an attractive and affluent village located on the main A283 between Pulborough and Washington within easy reach of the A24, approx. 8 miles north of Worthing.

PROPERTY

Comprising a **Ground Floor Shop**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	20'5"
Internal Width	17'9"
Shop Depth	46'0"
Built Depth	49'5"
Staff & Customer WCs	

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The property is let on a full repairing and insuring lease to **Coral Estates Limited (see Tenant Profile)** for a term of 21 years from 1st April 2004 at a current rent of **£15,000 per annum** exclusive.

Note 1: Coral have been in occupation for approx. 18 years.

Note 2: There is a flying freehold above the property which is not included in the sale.



TENANT PROFILE

The Coral brand of betting shops forms part of Entain plc, a FTSE 100 company that is one of the world's largest sports betting and gaming groups operating in the online and retail sector. Entain operates in over 40 countries, across 5 continents around the globe (see: www.entaingroup.com).

£15,000 per annum

The Surveyors dealing with this property are
Jonathan Ross and Elliott Greene

Vendor's Solicitors

Bennett Griffin

Tel: 01903 229 938 Ref: Joshua Coleman

Email: jjc@bennett-griffin.co.uk

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'**