

6 WEEK COMPLETION



SITUATION

Located close to the junction with Sea Lane and serving the surrounding densely populated residential community, only a short walk from the Sea Front.

Pagham lies on the outskirts of the exclusive residential area of Aldwick some 3 miles west of Bognor Regis and 5 miles south of Chichester.

PROPERTY

Part of a modern development comprising a **Ground Floor Shop.**

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'3"
Internal Width	15'6"
Built Depth	32'2"
WC	

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 199 years from 29th September 2008 at a fixed ground rent of £100 per annum.

TENANCY

The property is let on a full repairing and insuring lease to **Dr J Blerk as an Orthodontist** for a term of 5 years from 7th January 2010 at a current rent of **£6,240 per annum** exclusive.



£6,240 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS BORD**

VENDOR'S SOLICITORS
Fentimans - Tel: 01564 779 459
Ref: P Hopkins Esq - Email: phopkins@fentimans.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts