



6 WEEK COMPLETION

SITUATION

Occupying a prominent trading position within the heart of the Town Centre on the pedestrianised section of London Road close to the junction with the High Street, opposite **Holland & Barratt** and amongst other such multiples as **New Look, WH Smith, EE, JD Sports, Greggs, Bon Marche, Robert Dyas** and many others, being 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 & ACCOMMODATION

An end of terrace building comprising **2 Ground Floor Shops with part first floor Sales and part first and second floor used as Ancillary.**

VAT is applicable to this Lot

TENURE

Leasehold for a term of 99 years (less one day) from 25th March 1935 at a fixed ground rent of £494.16 p.a. (thus having approx. 17½ years unexpired.)

TENANCY

The entire property is let on a full repairing and insuring lease to **Redcastle (Freeholds) Ltd (Part of Arcadia Group Limited)** for a term of 99 years (less 3 days) from 25th March 1935 at a current rent of **£1,127.16 per annum** exclusive.

Net Rent
£633 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS
Carritt & Co - Tel: 020 7323 2765
Ref: Ms Margarethe Batteson - Email: mb@carritt.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 £500 (including VAT) upon exchange of contracts