



SITUATION

Occupying a prime town centre position adjacent to **F. Hinds**, opposite the Guildbourne Centre and at the junction with the pedestrianised South Street, amongst such multiples as **Barclays, HSBC, T K Maxx, Greggs, Mothercare, Chelsea Building Society, Debenhams & Beales Department Stores, Toni & Guy, Thomas Cook** and only a few minutes' walk from the Sea Front.

Worthing is a popular coastal resort and a busy commercial centre, only 9 miles west of Brighton and enjoying excellent road links with the A27.

PROPERTY

Forming part of a modern development comprising a **Ground Floor Shop** with a rear communal service access for unloading.

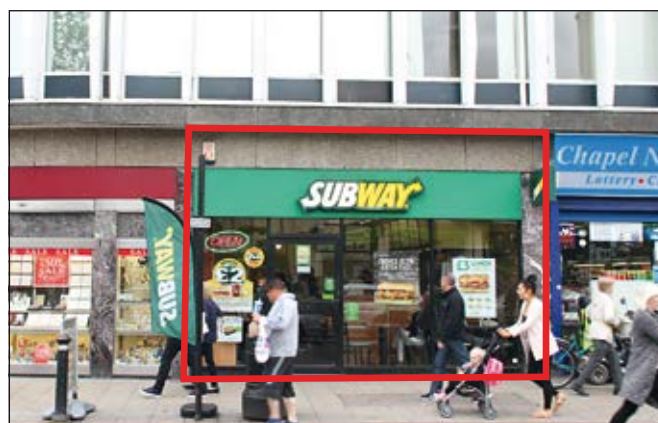
VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from 25th December 2005 at a peppercorn.

£33,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**



ACCOMMODATION

Ground Floor Shop

| | |
|---------------------|-----------|
| Gross Frontage | 18'0" |
| Internal Width | 16'11" |
| Shop Depth | 32'8" |
| Built Depth | 43'6" |
| Sales Area Approx | 540 sq ft |
| Storage Area Approx | 35 sq ft |
| WC | |

TENANCY

The property is let on a full repairing and insuring lease to **Anuradha Enterprises Ltd (with personal guarantor) t/a Subway** for a term from 24th July 2009 to 20th October 2022 at a current rent of **£33,000 per annum** exclusive.

Rent Review October 2017



VENDOR SOLICITORS
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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