

SITUATION

Occupying a prime retail pitch in the pedestrianised section of the town centre, between South Street and Montague Place, adjacent to **W H Smith** and **Rush Hair**, diagonally opposite the **Royal Arcade** and close to branches of **Debenhams**, **Beales Dept Store**, **Waterstones**, **H. Samuel**, **Topshop**, **Starbucks** and only a minute's walk from the Sea Front and Pier.

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

A mid terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** on the first and second floors.

VAT is applicable to this Lot

FREEHOLD

TENANCY

Total Area

ACCOMMODATION Ground Floor Shop

First Floor Ancillary

Second Floor Ancillary

Gross Frontage

Internal Width

Shop Depth

Built Depth

Sales Area

Store Area

Area

Area

2 WCs

The entire property is let on a full repairing and insuring lease (subject to a photographic schedule of condition) to Virgin Media Limited (having 135 branches) (T/O for Y/E 31/12/15 £504.9m, Pre-Tax Profit £627.8m and Shareholders' Funds £5.18bn) for a term of 5 years from 20th February 2015 at a current rent of £30,000 per annum

15'8"

12'3" 40'3"

50'9"

Approx 460 sq ft

Approx 180 sq ft

Approx 325 sq ft

Approx 395 sq ft

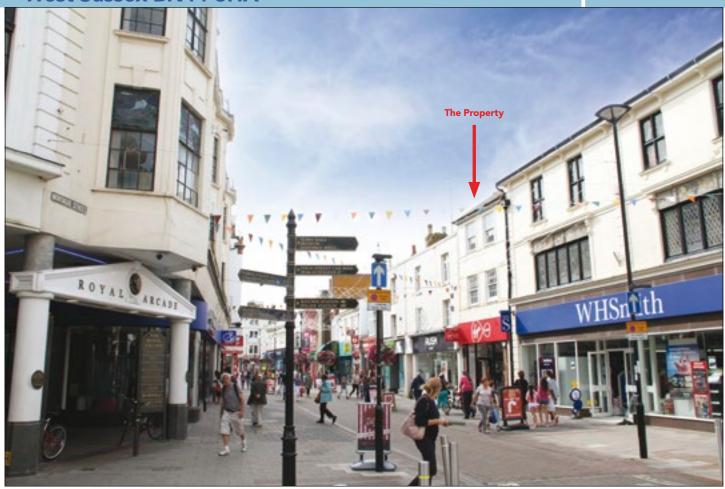
Approx 1,360 sq ft

Note: The tenant did not operate their February 2018 Break Clause.

£30,000 per annum

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

6 Montague Street, Worthing, West Sussex BN11 3HA





VENDOR'S SOLICITORSTrethowans LLP - Tel: 01722 412512
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