



SITUATION

Occupying a prominent corner position at the junction with Duke Street and High Street, in this pedestrianised thoroughfare adjacent to **New Look** and amongst such multiples as **WH Smith, Holland & Barrett, Superdrug, Sainsbury's, Costa, The Works, Greggs, Boots, Card Factory** and many others.

Littlehampton is a popular seaside resort town lying midway between Worthing and Bognor Regis and enjoying excellent road access with the A259 and the A27.

PROPERTY

A corner building comprising a deep **Ground Floor Betting Shop** with **Ancillary Accommodation** at rear first floor level plus separate side access to a **Self-Contained Solicitor's Office** at front first floor level and the entire second floor.

There is a rear service road allowing pedestrian access to the rear of the shop.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No 39	Ground Floor Betting Shop Gross Frontage 22'7" Internal Width 21'1" Shop Depth 62'11" Built Depth 67'11" Area Approx 1,400 sq ft incl. 4 WC's First Floor Rear Ancillary Area Approx 535 sq ft incl. 2 WC's	Done Brothers (Cash Betting) Ltd t/a Betfred (Having over 1,300 branches)	From 20th January 2017 to 26th September 2026	£25,000	FRI Rent Review and Tenant's Break September 2021
No 39A	First Floor Front Offices Area Approx 600 sq ft WC Second Floor Offices & Kitchen Area Approx 500 sq ft	K F Henchley t/a Henchleys Solicitors (In occupation for over 30 years)	From 25th January 2017 to 28th September 2026	£6,000	FRI Rent Review and Tenant's Break September 2021
Note: The Solicitors are also occupying the upper floors of the adjoining property which intercommunicate at second floor level.				Total: £31,000	

£31,000 per annum

The Surveyors dealing with this property are
John Barnett and Jonathan Ross

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page

Vendor's Solicitors

YVA Solicitors

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