



SITUATION

Located close to the junction with South Farm Road in this retail parade, nearby **Tesco Express** and amongst a variety of independent traders, only ½ a mile from the town centre and less than 250 yards from Worthing Train Station (National Rail).

Worthing is a popular Seaside Resort and a busy commercial centre lying 9 miles west of Brighton, enjoying excellent road links via the A27.

PROPERTY

Forming part of a mid-terrace building comprising a **Ground Floor Shop**. In addition the property **includes a Forecourt for parking**.

ACCOMMODATION

Ground Floor Shop

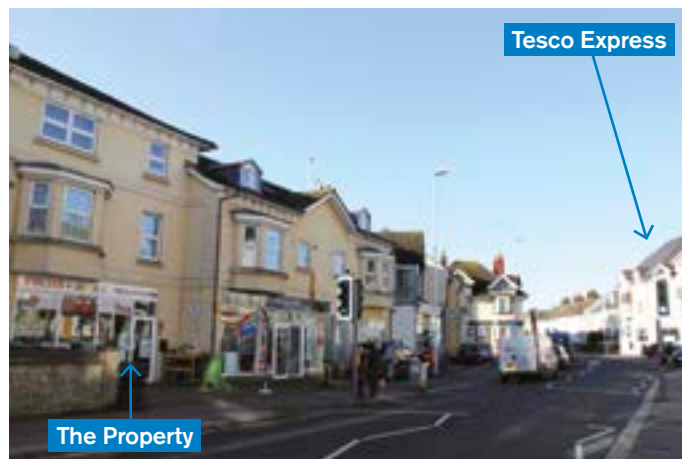
Gross Frontage	20'5"
Internal Width	21'9"
Shop & Built Depth	25'11"
WC	

Plus Forecourt for parking approx. 2 cars

VAT is applicable to this Lot

TENURE

Leasehold for a term of 999 years from 25th March 2001 at a peppercorn ground rent.



TENANCY

The property is let on a full repairing and insuring lease to **G. P. Page as a Polish & African Delicatessen** for a term of 5 years from 26th July 2019 (excl. s.24-28 of L & T Act 1954) at a current rent of **£7,200 per annum** exclusive.

Tenant's Break on every anniversary of the term.

Note: The property may be suitable for conversion to Residential Use, subject to obtaining possession and the necessary consents.

£7,200 per annum

The Surveyors dealing with this property are
Elliott Greene and Steven Grossman

Vendor's Solicitors

Bude Nathan Iwanier
Tel: 020 8458 5656 Ref: Samuel Iwanier
Email: si@bnilaw.co.uk

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