



## SITUATION

Occupying a prominent position in the town's main pedestrianised retail thoroughfare, nearby branches of **Milleys, Londis, Greggs, Body Shop, Poundland, O2** and **Card Factory** as well as a variety of independent traders. Montague Street is also the venue for Worthing's Weekly Market and Worthing's Farmers' Market. 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

An end of terrace building comprising a **Ground Floor Shop** with separate rear access to **2 Self-Contained Flats** on the first floor. In addition the property includes a **Basement (in shell condition) with trap door access** (not inspected).

**VAT is NOT applicable to this Lot**

## FREEHOLD

**Note: The mural on the side wall of the building was painted by a local street artist known as Horace (Worthing's answer to Banksy) – visit: [www.worthingandbeyond.co.uk/creatives/horace/](http://www.worthingandbeyond.co.uk/creatives/horace/)**

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
135 Montague Street (Shop)	Gross Frontage 21'0" Internal Width 19'0" Built Depth 50'4" WC	<b>RSPCA Sussex Chichester and District Branch</b> (Having 5 branches)	10 years from 16th October 2017	£16,800	FRI (subject to a Schedule of Condition) <b>The Tenant did not exercise their 2022 Break Clause.</b>
8 Caledonian Place (Flats 1 & 2 - First Floor)	2 Flats - not inspected.	<b>Resonance Supported Homes Fund Limited Partnership</b>	Each 175 years from 4th May 2022	£300 <b>(Each £150 p.a. rising by £50 p.a. every 25 years)</b>	Each FRI by way of Service Charge
				<b>Total: £17,100</b>	

**£17,100** per annum

The Surveyors dealing with this property are **Jonathan Ross** and **Nathan Schindler**

## Vendor's Solicitors

Keystone Law  
Tel: 020 3319 3700 Ref: Sal Mamujee  
Email: [sal.mamujee@keystonelaw.co.uk](mailto:sal.mamujee@keystonelaw.co.uk)

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



