



SITUATION

Occupying a prominent trading position at the corner of Ockley Road, only a minutes' walk from Bognor Railway Station and the main town centre shopping area in London Road.

Bognor Regis is a popular coastal resort town and tourist destination, located just off the main A27 (via the A259), some 6 miles east of Chichester and 26 miles west of Brighton.

PROPERTY

Forming part of a corner property comprising a **Ground Floor Shop**.

ACCOMMODATION

Ground Floor Shop

| | |
|----------------|-----------------|
| Gross Frontage | 19'3" |
| Internal Width | 17'0" (average) |
| Shop Depth | 29'0" |
| WC | |

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 5th March 2018 at a fixed ground rent of £200 p.a.

TENANCY

The property is let on an effectively full repairing and insuring lease to **A Stosur t/a Bellove (Beauty Products)** (Visit: www.bellove.co.uk) for a term of 5 years from 25th October 2023 at a current rent of **£10,000 per annum** exclusive.

Annual RPI Rent Reviews (1% and 5% collar and capped) – October 2024 increase to be confirmed.

Note 1: The shop lease is excluded from the renewal provisions (s24–28) of the Landlord and Tenant Act 1954.

Note 2: The Freehold may also become available by negotiation following completion, subject to L & T Act 1987 Notices being served.

£10,000 per annum

The Surveyors dealing with this property are
Jonathan Ross and **Elliott Greene**

Vendor's Solicitors

Taylor Rose MW

Tel: 020 3540 4444 Ref: Gary Scott

Email: gary.scott@taylor-rose.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



Interior view



Interior view