



SITUATION

Located 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 **Self-Contained Studio Flat** on the first floor.

ACCOMMODATION

First Floor Flat

Bedroom/Living Room, Kitchen, Bathroom/WC

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 1st June 1989 at nil ground rent (see Note 1).

TENANCY

The property is let on an Assured Shorthold Tenancy to an **Individual** from 12th February 2017 (holding over) at a current rent of **£8,400 per annum** exclusive.

Note 1: The ground rent stated in the 999 year lease is £200 p.a. therefore the Vendor will enter into a Deed of Variation to remove the ground rent prior to completion.

Note 2: Refer to the Auctioneers for the floor plan of the flat.

£8,400 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'**