



SITUATION

Located close to the junction with Sea Lane, near to **Co-Op Food** and serving the surrounding residential community. Pagham lies on the outskirts of the exclusive residential area of Aldwick some 3 miles west of Bognor Regis and 5 miles south of Chichester.

PROPERTY

Part of a modern development comprising a **Ground Floor Shop**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'4"
Internal Width	16'2"
Shop Depth	24'4"
Built Depth	32'1"
Rear Storage	Approx. 85 sq ft
WC	

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 199 years from 29th September 2008 (thus having approx. 182 years unexpired) at a fixed ground rent of £100 p.a.



TENANCY

The property is let on a full repairing and insuring lease (by way of service charge) to **Paolini's Wine Company Limited (with 2 personal guarantors)** as a Wine Merchant for a term of 5 years from 1st November 2023 at a current rent of **£7,200 per annum** exclusive.

Tenant's Break 31st October 2026

Note: There is a £690 Rent Deposit held.

£7,200 per annum

The Surveyors dealing with this property are **Steven Grossman** and **Jonathan Ross**

Vendor's Solicitors

Harrowell & Atkins
Tel: 01442 865 671 Ref: Michael Avern
Email: m.avern@harrowell-atkins.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'**