



SITUATION

Located close to the junction with Sea Lane, within this established local shopping centre 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

An end of terraced building comprising a **Ground Floor Restaurant** with separate rear access via an enclosed front stairwell and communal balcony to a **Self-Contained 2 Bed Flat** on the first floor. There is a rear service road leading to off-street parking for 3–4 cars.

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 1st January 1977 at a peppercorn ground rent **PLUS 1/6TH SHARE OF THE FREEHOLD OF THE ENTIRE PARADE (Nos. 1/1a to 6/6a).**

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Restaurant	Gross Frontage 19'6" Internal Width 18'4" Restaurant Depth 44'3" Built Depth 63'8" Restaurant Area Approx 810 sq ft Kitchen Area Approx 310 sq ft 2 WCs	A. Gous (t/a Royal Spice Indian Restaurant)	From 3rd February 2011 to 2nd February 2031	£8,380	FRI Rent Review 2027
First Floor Flat	2 Bedrooms, Living Room, Kitchen, Bathroom/WC GIA Approx. 550 sq ft	A. Gous	From 21st October 2016 to 2nd February 2031	£8,400	FRI Rent Review 2026
				Total: £16,780	

Note: The Tenant of the Restaurant is also the Tenant of the Flat, which is occupied by staff.

£16,780 per annum

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

Vendor's Solicitors

Burnetts

Tel: 01228 552 222 Ref: Jessica Quigley

Email: jq@burnetts.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 of Restaurant

