



SITUATION

Located near to the junction with South Street Tarring in this well established parade amongst a host of independent retailers and within close proximity to West Worthing Train Station and the town centre. Worthing is a popular coastal resort town as well as being a commercial centre, only 11 miles west of Brighton and enjoying excellent road links with the A27.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Office** on the first floor.

VAT is NOT applicable to this Lot

FREEHOLD

Note: There is potential to convert the first floor office to Residential Use, subject to obtaining possession and the necessary consents.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Area Approx. 259 sq ft ¹ WC	A. Mehrabi (Vape Shop)	7 years from 27th July 2026	£10,000	Repairing & Insuring. Rent Review 2030. £6,000 Rent Deposit held.
First Floor Office	Area Approx. 279 sq ft ¹ WC	Alcove Architecture Limited (with personal guarantor)	6 years from 4th December 2019	£3,600	Repairing & Insuring Holding over.
*Not inspected by Barnett Ross. Areas taken from VOA.				Total: £13,600	

£13,600 per annum

The Surveyors dealing with this property are
Steven Grossman and Rocco Kay

Vendor's Solicitors

Sinclairs
Tel: 020 8202 8222 Ref: Ravi Lakhani
Email: ravi@sinclairssolicitors.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'**

