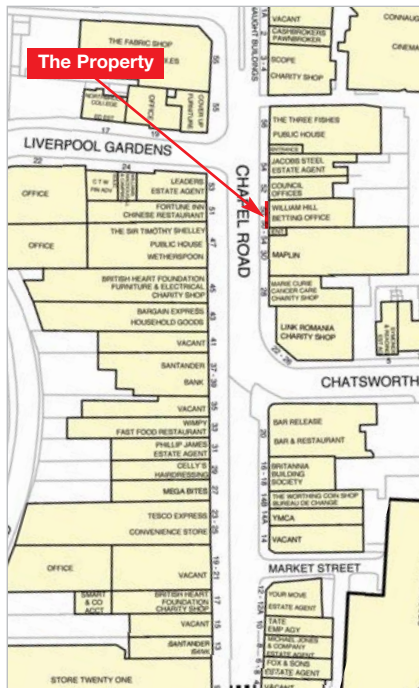


Worthing **50 Chapel Road** **West Sussex** **BN11 1BE**

- **Virtual Freehold Shop Investment**
- Town centre location
- Let to William Hill Organization Ltd
- Lease expires 2025 (1)
- Rent Review 2015
- VAT is not applicable
- Current Gross Rent Reserved

£31,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Leasehold. To be held for a term of 999 years from completion at a peppercorn rent.

Location

Worthing is located on the south coast, some 12 miles west of Brighton, about 60 miles south of London, and serves a population of 100,000, together with a significant seasonal influx of tourists. The town enjoys good communications being served by the A27 and A24, as well as regular rail services. The property is situated on the east side of Chapel Road, close to the junction with Chatsworth Road and the Guildbourne Shopping Centre, is approximately 100 metres to the south. Nearby occupiers include Maplin (adjacent), Wetherspoons Public House (opposite), Scope, Britannia Building Society, Santander, Marie Curie, Tesco and British Heart Foundation. A large public pay and display car park is to the rear of the property.

Description

The property is arranged on ground floor only to provide a betting office with ancillary accommodation to the rear. The property forms part of a larger building, the remainder of which does not form part of the sale.

The property provides the following accommodation and dimensions:

Gross Frontage	5.70 m	(18' 8")
Net Frontage	5.20 m	(17')
Shop Depth	16.65 m	(54' 6")
Ground Floor	79.25 sq m	(853 sq ft)
(Not inspected by Allsop, areas provided by Joint Auctioneer)		

Tenancy

The entire property is at present let to WILLIAM HILL ORGANIZATION LIMITED, by way of a lease which has recently been varied to extend the term so as to expire on 5th July 2025 at a current rent of £31,000 per annum. The lease provides for rent reviews in 2015 and 2020. The lease contains full repairing and insuring covenants.
 (1) There is a tenant's only break clause in 2020.

Tenant Information

William Hill operates from over 2,300 betting shops across the UK and Ireland and are one of the UK's leading bookmakers.
 Website: www.williamhillplc.com

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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