

Worthing **2A & 2B Ivy Arch Road** **West Sussex** **BN14 8BX**

- **Freehold Industrial and Ground Rent Investment**
- Well located on established industrial estate in Worthing town centre
- Comprises two ground floor industrial units
- Rent Reviews 2016 and 2017
- Total Current Rents Reserved
£11,175.50 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Worthing, with a population of some 100,000, is located on the south coast, some 12 miles west of Brighton and 60 miles south of London. The town enjoys good communications being served by the A27 and A24, as well as regular rail services. The property is situated on an established industrial site immediately off the A24 (Broadwater Road), close to Worthing town centre and some 0.5 miles east of Worthing Rail Station.

Description
The property is arranged on basement, ground and two upper floors to provide two industrial units to the ground floor which are presently used as storage accommodation. The basement is not presently used by the lessees. The remainder of the ground floor and upper floors, known as CPL House, comprises serviced office accommodation which has been sold off on a long lease. The property benefits from car parking to the rear.

VAT
VAT is not applicable to this lot.

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

Energy Performance Certificate
For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
2A	Cameron Soft Drinks Ltd (1)	Ground Floor (2) Two Car Spaces	102.55 sq m (1,104 sq ft)	5 years from 01.02.2015 Rent review in the 2nd year Effectively FR & I	£3,825.50 p.a. Rent Review 2017
2B	Worthing Furniture Warehouse Ltd	Ground Floor	189 sq m (2,034 sq ft)	5 years from 16.04.2014 Rent review in the 2nd year Effectively FR & I	£7,350 p.a. Rent Review 2016
CPL House	Robert Papworth	Part Ground, First and Second Floors (not inspected) Rear Car Parking	125 years from 01.01.1986	Peppercorn	Reversion 2111
(1) 'Established over 30 years ago, Cameron Soft Drinks has grown steadily to include customers throughout the South East'. (Source: www.cameronsoftdrinks.co.uk)		Total	291.55 sq m (3,138 sq ft)	Total £11,175.50 p.a.	
(2) Not measured by Allsop. Floor area sourced from www.voa.gov.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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