

Bognor Regis

6-8 London Road

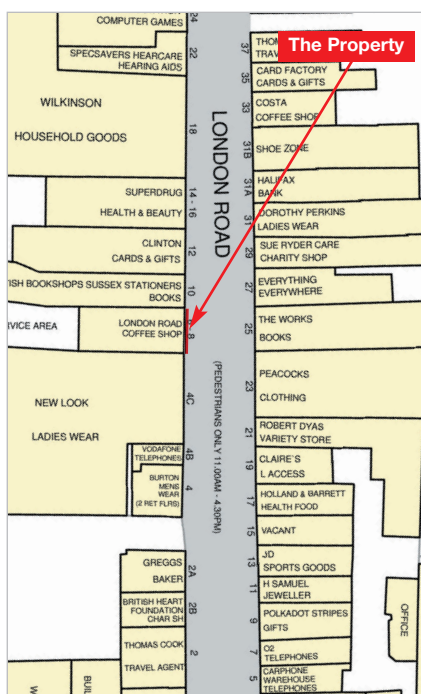
West Sussex

PO21 1PY

- **Freehold Retail Investment**
- Coffee Shop situated in prominent pedestrianised town centre location
- Lease expires 2027 (1)
- No VAT applicable
- Rent Review 2017
- Current Rent Reserved

£40,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Bognor Regis, with a population of some 58,500, is a popular coastal tourist and holiday destination in West Sussex, located some 8 miles south-east of Chichester and some 16 miles east of Portsmouth.

The property is situated on the west side of the pedestrianised London Road in close proximity to the junction with High Street and a short distance south-east of Bognor Regis Rail Station. Occupiers close by include New Look, Superdrug, Costa, Greggs, Wilkinsons, Shoe Zone, Holland & Barrett, Robert Dyas and Dorothy Perkins amongst many others.

Description

The property is arranged on ground and one upper floor to provide a coffee shop with customer seating, WC's, kitchen and ancillary storage on ground floor, with further seating, WC's, office and kitchen to the first floor. There is further outdoor seating to the front of the property.

The property provides the following accommodation and dimensions:

Gross Frontage	10.65 m	(34' 11")
Net Frontage	8.85 m	(29' 1")
Shop Depth	11.30 m	(37')
Built Depth	14.10 m	(46' 2")
First Floor	107 sq m	(1,154 sq ft)

Tenancy

The entire property is at present let to 6/8 LONDON ROAD LTD with a personal guarantee plus a 3 month rent deposit, for a term of 15 years from 6th January 2012 at a current rent of £40,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The tenant has an option to determine the lease at the end of the fifth year with no less than 6 months' written notice (1).

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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