



Tenure

Freehold.

Location

Bognor Regis is a popular resort town serving a population of some 58,000, located on the south coast some 8 miles south-east of Chichester and about 25 miles west of Brighton.

The property is situated in the pedestrianised shopping area of the town, where occupiers close by include W H Smith, Specsavers, Boots, Wilkinsons, Savers, Dorothy Perkins and Superdrug among many others.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop unit with self-contained ancillary accommodation on the upper floors, access to which is from an external staircase to the rear. The upper floors are not presently used by the lessee.

The property provides the following accommodation and dimensions:

Gross Frontage	5.45 m	(17' 10")
Net Frontage	5.05 m	(16' 7")
Shop Depth	20.85 m	(68' 5")
Built Depth	22.3 m	(73' 2")
First Floor	62.3 sq m	(670 sq ft)
Second Floor	53.35 sq m	(574 sq ft)

Tenancy

The entire property is at present let to PHONES 4U LTD for a term of 10 years from March 2012 at a current rent of £42,500 per annum, exclusive of rates. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 470 branches throughout the UK
Website Address: www.phones4u.co.uk

For the year ended 31st December 2010 Phones4U reported a turnover of £746.2 million, a pre-tax profit of £87.6m and a net worth of £205.2m. (Source: riskdisk.com 22.04.12.)

VAT

VAT is applicable to this lot.

Documents

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

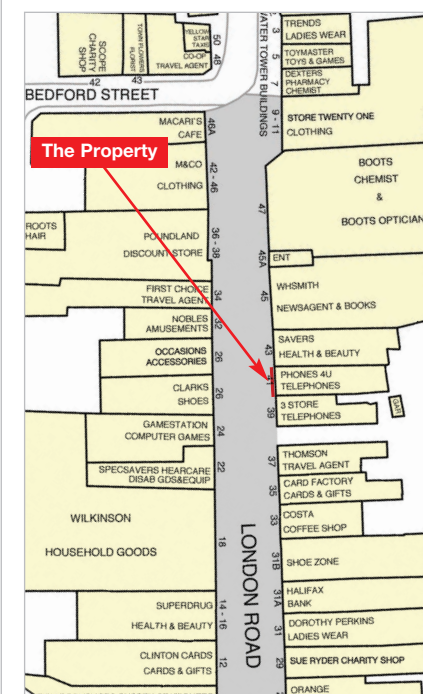
Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsoop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 92 Bognor Regis.**

Bognor Regis
41 London Road
West Sussex
PO21 1PQ

- **Well Located Freehold Shop Investment**
- **Pedestrianised position in affluent town**
- **Let to Phones 4U Ltd on new 10 year lease**
- **Reversion 2022**
- **Rent Review 2017**
- **Current Rent Reserved**
£42,500 pa



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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