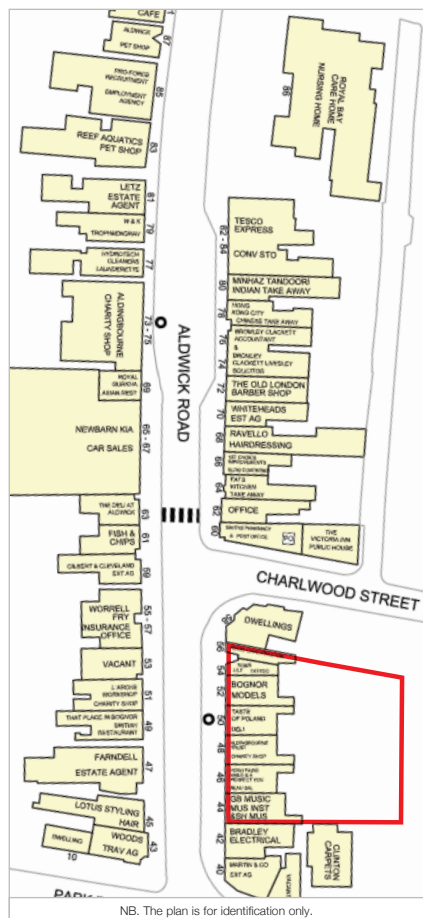


Bognor Regis
44-56 Aldwick Road
West Sussex
PO21 2PN

- **Attractive Unbroken Freehold Parade Investment**
- Comprising 7 shops and 12 self-contained flats
- Located within 0.5 miles of Bognor Regis town centre and Leisure Pier
- No VAT applicable
- Total Current Rents Reserved
£126,190 pa⁽⁶⁾⁽⁷⁾⁽⁸⁾
Plus vacant possession of one flat

SIX WEEK COMPLETION AVAILABLE



NB. The plan is for identification only.



Tenure

Freehold.

Location

Bognor Regis is a popular South Coast tourist and holiday destination in West Sussex, located some 8 miles south-east of Chichester and some 16 miles east of Portsmouth.

This attractive property is located in a mixed use area, within 0.5 miles west of Bognor Regis town centre and Leisure Pier, on the north side of Aldwick Road (B2166), in between its junctions with Victoria Drive and Charlwood Street. Bognor Regis Rail Station lies some 0.7 miles north-east of the property.

Occupiers close by include Tesco Express and a wide range of local businesses.

Description

This attractive property is arranged on ground and two upper floors to provide seven ground floor shops with 12 self-contained flats above at first and second floor level, access to which is via Aldwick Road. Externally the property benefits from a large service yard/car park to the rear.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Ratings please refer to website.

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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Joint Auctioneer Tim Richards, Aston Rose. Tel: 0207 409 9447 e-mail: timrichards@astonrose.co.uk





No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
44 Aldwick Road	GB Music Ltd (1)	Ground Floor Shop 63.3 sq m (746 sq ft)	5 years from 09.05.2014 FR & I	£7,200 p.a.	Reversion 2019
46 Aldwick Road	Ms A Waller (t/a Posh Paws Nails & Beauty) (2)	Ground Floor Shop 73.7 sq m (793 sq ft)	5 years from 04.05.2012 FR & I	£6,000 p.a.	Reversion 2017
48 Aldwick Road	Aldingbourne Trust (3)	Ground Floor Shop 57.5 sq m (619 sq ft)	5 years from 16.09.2015 FR & I. Tenant option to determine 16.09.2018	£6,500 p.a. (rising to £7,000 p.a. on 16.09.2017)	Reversion 2020
50 Aldwick Road	Mr G Bigaj (t/a Taste of Poland)	Ground Floor Shop 57.0 sq m (614 sq ft)	5 years from 22.02.2012. FR & I Tenant rolling option to determine	£6,600 p.a.	Reversion 2017
52 Aldwick Road	Mr S Jordan (t/a Bognor Models) (4)	Ground Floor Shop 62.0 sq m (666 sq ft)	8 years from 06.07.2016. Rent review every 4th year FR & I	£7,200 p.a.	Rent Review 2020
54 Aldwick Road	Ms S Elliott (t/a Regis Holistic & Beauty)	Ground Floor Shop 23.8 sq m (256 sq ft)	5 years from 07.11.2016 FR & I	£2,000 p.a. (rising to £4,000 p.a. on 07.07.2017)	Reversion 2021
56 Aldwick Road	Mr A Hewitt (t/a Regis Chiropractic) (5)	Ground Floor Shop 21.9 sq m (236 sq ft)	3 years from 11.04.2006 FR & I (7)	£3,750 p.a.	Holding over
Flat 1 – 44A Aldwick Road	Vacant	First Floor Flat – Two Rooms, Kitchen/Reception, Bathroom	–	–	–
Flat 1 – 46A Aldwick Road	Individual	First Floor Flat – Two Rooms, Kitchen/Reception, Bathroom	6 month Assured Shorthold Tenancy from 23.11.2013	£7,500 p.a.	Holding over (6)
Flat 1 – 48A Aldwick Road	Individual	First Floor Flat – Two Rooms, Kitchen/Reception, Bathroom	6 month Assured Shorthold Tenancy from 05.06.2015	£8,340 p.a.	Holding over
Flat 1 – 50A Aldwick Road	Individuals	First Floor Flat – Two Rooms, Kitchen/Reception, Bathroom	6 month Assured Shorthold Tenancy from 10.07.2015	£7,800 p.a.	Holding over (7)
Flat 1 – 52A Aldwick Road	Individual	First Floor Flat – Two Rooms, Kitchen/Reception, Bathroom	6 month Assured Shorthold Tenancy from 08.01.2016	£8,100 p.a.	Holding over (8)
Flat 1 – 54A Aldwick Road	Individuals	First Floor Flat – One Room, Kitchen/Reception, Bathroom	12 month Assured Shorthold Tenancy from 20.04.2016	£6,900 p.a.	Reversion 2017
Flat 2 – 44A Aldwick Road	Individual	Second Floor Flat – Two Rooms, Kitchen/Reception, Bathroom	12 month Assured Shorthold Tenancy from 06.05.2016	£8,100 p.a.	Reversion 2017
Flat 2 – 46A Aldwick Road	Individual	Second Floor Flat – Two Rooms, Kitchen/Reception, Bathroom	6 month Assured Shorthold Tenancy from 01.07.2012	£7,500 p.a.	Holding over
Flat 2 – 48A Aldwick Road	Individuals	Second Floor Flat – Two Rooms, Kitchen/Reception, Bathroom	6 month Assured Shorthold Tenancy from 22.12.2016	£9,420 p.a.	Reversion 2017
Flat 2 – 50A Aldwick Road	Individuals	Second Floor Flat – Two Rooms, Kitchen/Reception, Bathroom	12 month Assured Shorthold Tenancy from 01.10.2015	£8,340 p.a.	Holding over
Flat 2 – 52A Aldwick Road	Individuals	Second Floor Flat – Two Rooms, Kitchen/Reception, Bathroom	12 month Assured Shorthold Tenancy from 19.03.2016	£8,340 p.a.	Reversion 2017
Flat 2 – 54A Aldwick Road	Individuals	Second Floor Flat – One Room, Kitchen/Reception, Bathroom	12 month Assured Shorthold Tenancy from 01.05.2016	£6,600 p.a.	Reversion 2017

(1) GB Music trade in instruments and pro-audio equipment. They have a workshop and provide set-up and repair services, as well as part-exchange, hire and tuition.
Website Address: www.gbmusic.co.uk
(2) Posh Paws Nails & Beauty have been operating since 2008 and offer services in massage, waxing, facials, eye treatments and tanning. Website Address: www.poshpawsnailsandbeauty.co.uk
(3) The Aldingbourne Trust is a charity established in 1978. For the year ended 31st March 2016, Aldingbourne Trust did not report a turnover, they did report a pre-tax profit of £210,245, shareholders' funds and a net worth of £2.659m. (Source: Experian 03.01.2017.)
(4) Website Address: www.bognormodels.co.uk
(5) Website Address: www.regischiropractic.co.uk
(6) Tenant has served notice and is vacating 22nd February 2017.
(7) A new 12 month Assured Shorthold Tenancy at £9,420 per annum has been agreed, subject to contract.
(8) A new 12 month Assured Shorthold Tenancy at £9,000 per annum has been agreed, subject to contract.

Total £126,190 p.a. (6)(7)(8)