

Bognor Regis

41 London Road
West Sussex
PO21 1PQ

- Well Located Freehold Shop Investment with Vacant Maisonette
- Pedestrianised position in affluent town
- Ground floor let to Phones 4U Ltd on lease expiring 2023 (1)
- Rent Review 2018
- Current Rent Reserved

£37,500 pa

Plus Vacant Possession of Maisonette



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 residential accommodation on the upper floors, access to which is from an external staircase to the rear. The upper floors are not presently let and have recently been converted into 6 bedsits.

VAT

VAT is applicable to this lot.

Documents

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

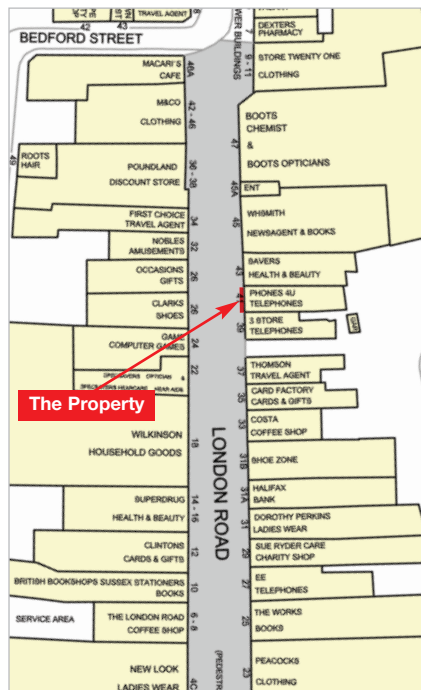
Energy Performance Certificate

For EPC Rating please see website.

Viewings

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

In the subject box of your e-mail, please ensure that you enter **Lot 144 Bognor Regis.**



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor Shop	Phones 4U Ltd (2)	Gross Frontage 5.45 m Net Frontage 5.05 m Shop Depth 20.85 m Built Depth 22.30 m	(17' 10") (16' 7") (68' 5") (73' 2")	10 years from 14.05.2013 Rent review every 5th year Tenant break option at 2018 (1) FR & I	£37,500 p.a. Rent Review 2018 (1)
First & Second Floor	Vacant	First & Second Floor – 6 Bedsitting Rooms, Communal Kitchen, Bathroom with WC		-	

(2) No. of Branches: 470 branches throughout the UK. Website Address: www.phones4u.co.uk
For the year ended 31st December 2012, Phones 4U reported a turnover of £963.686m, a pre-tax profit of £88.810m, shareholders' funds of £437.741m and a net worth of £375.377m. (Source: riskdisk.com 12.06.2014)

Total £37,500 p.a.

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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