

Worthing **Canterbury House** **126-138 Rectory Road** **West Sussex** **BN14 7PJ**

- **Virtual Freehold Retail Parade**
- Established neighbourhood parade comprising 4 shop units
- No VAT applicable
- Total Current Gross Rents Reserved
£30,090 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Leasehold. To be held on a lease for a term of 999 years from completion at a fixed peppercorn rent.

Location

Worthing is located on the south coast, some 12 miles west of Brighton, about 60 miles south of London and serves a population of 100,000 together with a significant seasonal influx of tourists. The town enjoys good communications being served by the A27 and A24, as well as regular rail services.

The property is situated on Rectory Road at the junction with Broomfield Avenue close to Poulter's Corner. The A2031 provides access to both the A24 and A27 to the north. West Worthing Rail Station is a short distance to the south and occupiers close by include Martin's Newsagents, The Post Office as well as a range of local traders.

Description

The property is arranged on ground floor only to provide a parade of four ground floor shop units. The property forms part of a larger building, the remainder of which is not included in the sale.

VAT

VAT is not applicable to this lot.

Documents

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

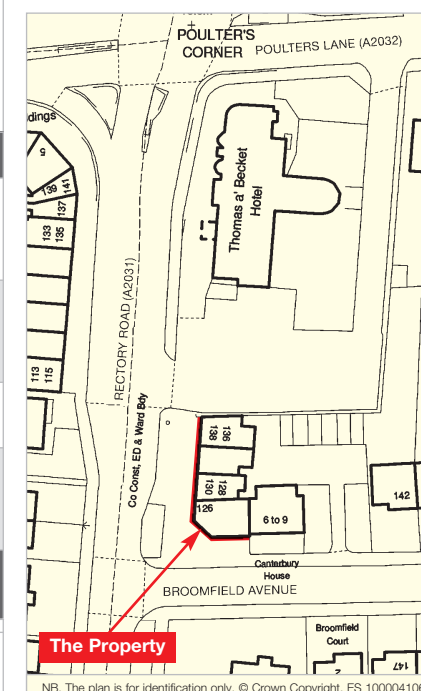
Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
126	G Humphrey (t/a Hairdresser)	Gross Frontage (inc. Splay) 18.20 m Net Frontage 7.00 m Shop Depth & Built Depth 10.65 m Return Frontage 7.50 m Ground Floor 69.20 sq m	(59' 8") (22' 11") (34' 11") (24' 7") (745 sq ft)	4 years from 01.07.2010 FR & I	£8,400 p.a.
130	C O'Connor (t/a Barbers)	Gross Frontage 4.50 m Net Frontage 3.95 m Shop Depth 7.70 m Built Depth 9.10 m Ground Floor 33.65 sq m	(14' 9") (12' 11") (25' 3") (29' 10") (362 sq ft)	7 years from 24.06.2004 FR & I	£6,500 p.a.
132	J Roberts (t/a Sports Shop)	Gross Frontage 4.50 m Net Frontage 3.85 m Ground Floor (1) 37.00 sq m	(14' 9") (12' 7") (398 sq ft)	3 years from 2012 IR & I	£7,000 p.a.
138	M Atkinson & C Griggs (t/a Florists)	Gross Frontage 4.50 m Net Frontage 3.40 m Shop Depth 7.65 m Built Depth 15.75 m Ground Floor 62.30 sq m	(14' 9") (11' 2") (25' 2") (51' 8") (670 sq ft)	20 years from 29.09.2009 Rent review every 4th year FR & I	£8,190 p.a.

(1) Not inspected by Alltop. Areas sourced from VOA (www.2010.voa.gov.uk)

Total £30,090 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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