

lot 31

25 London Road Bognor Regis, West Sussex PO21 1PQ

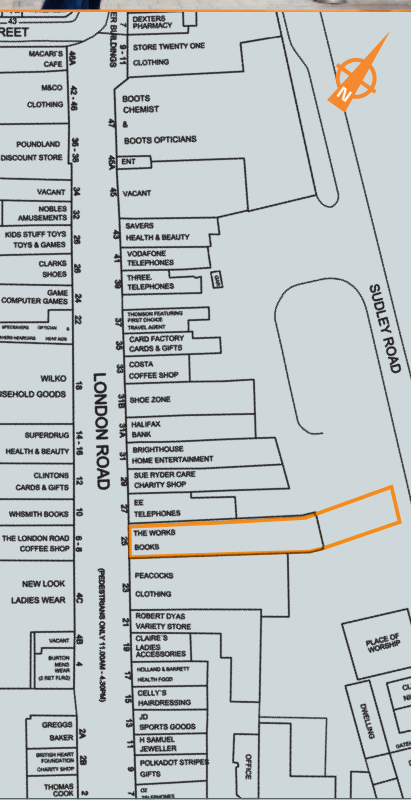
Rent
£55,000
per annum
exclusive

Freehold Retail Investment

- Entirely let to The Works Stores Limited
- Prime pedestrianised retail location
- Nearby occupiers include Peacocks, New Look, Superdrug and WH Smith
- Benefits from rear loading and parking for approximately 7 cars to the rear
- VAT free Investment

On behalf of
Receivers

CBRE



Location

Miles: 7 miles south-east of Chichester
24 miles west of Brighton
37 miles south of Guildford
Roads: A3, A27, A280
Rail: Bognor Regis Railway Station
Air: London Gatwick Airport

Situation

Bognor Regis is a seaside town in West Sussex some 7 miles south-east of Chichester. The property is situated on the east side of pedestrianised London Road, the prime retailing pitch in the town centre. Nearby occupiers include Boots the Chemist, New Look, Superdrug and Costa.

Description

The property comprises a ground floor retail unit with ancillary accommodation on the first floor. The property benefits from rear access off Sudley Road and car parking for approximately 7 cars.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six week completion

Note

This property is being marketed for sale on behalf of Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Retail/Ancillary	343.68 sq m (3,699 sq ft)	THE WORKS STORES LIMITED (1)	10 years from 02/12/2009 on a full repairing and insuring lease	£55,000	02/12/2014 (01/12/2019)
First	Ancillary	140.32 sq m (1,510 sq ft)				
Totals		484.00 sq m (5,209 sq ft)			£55,000	

(1) The Works currently have over 330 stores nationwide selling discount books, gifts, toys and stationery. For the year ending 26th April 2015, The Works Stores Limited reported a turnover of £141,684,000, pre-tax profits of £6,733,000 and a total net worth of £16,756,000. (Source: Experian Group 22/02/2016).

For further details please contact:

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Buyer's Legal Report Service

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Email: greg.rigby@dentons.com
See: **www.acuitus.co.uk** for further details

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