

# Kenya House 61, 63 & 65 High Street & 2 Lennox Street Bognor Regis, West Sussex PO21 1RY

lot 80

Freehold Retail and Residential  
Ground Rent Investment

- Prominent High Street Location
- Four Retail Units with Residential Above

- Nearby occupiers include Iceland, Morrisons Supermarket, JD Wetherspoon, NatWest, William Hill and HSBC

Rent  
£51,500 per  
annum  
exclusive



## 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 Rail  
Air: London Gatwick International

## Situation

The property is situated at the western end of the High Street at its junction with Lennox Street. Nearby occupiers include Iceland, Morrisons Supermarket, JD Wetherspoon, NatWest, William Hill and HSBC.

## Description

The property comprises three retail units fronting the High Street, two of which have been combined to create one large unit. Additionally there is one retail unit fronting Lennox Street trading as a café and benefiting from an outdoor seating area. There are three residential flats on the above floors which have been let on long leases.

## Tenure

Freehold.

## VAT

VAT is applicable to this lot.

Six Week Completion

## Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
61 High Street - Unit 1	Ground	Estate Agent	49.24 sq m (530 sq ft)	LEADERS LIMITED t/a Leaders Estate Agents (1)	15 years from 06/11/2009 (2)	£12,000	06/11/2019 (05/11/2024)
63 High Street - Unit 2	Ground	Estate Agent	98.01 sq m (1,055 sq ft)	LEADERS LIMITED t/a Leaders Estate Agents (1)	10 years from 28/03/2013 (3)	£18,600	28/03/2018 (27/03/2023)
65 High Street - Unit 3	Ground	Retail	41.16 sq m (443 sq ft)	INDIVIDUAL t/a Tonsorial Parlor	10 years from 14/07/2015	£9,500	14/07/2020 (13/07/2025)
2 Lennox Street	Ground	Retail	76.18 sq m (820 sq ft)	SIMPLY DELICIOUS (BOGNOR REGIS) LIMITED	12 years from 24/09/2008	£11,250	(23/09/2020)
1	Uppers	Residential	Not Measured	INDIVIDUAL	99 years from 25/12/1986 until 24/12/2085	£50	25/12/2019 and 25/12/2052
2	Uppers	Residential	Not Measured	INDIVIDUAL	99 years from 25/12/1986 until 24/12/2085	£50	25/12/2019 and 25/12/2052
3	Uppers	Residential	Not Measured	INDIVIDUAL	99 years from 25/12/1986 until 24/12/2085	£50	25/12/2019 and 25/12/2052
<b>Total Approximate Commercial Floor Area</b>			<b>264.59 sq m (2,848 sq ft)</b>			<b>£51,500</b>	

- (1) Leaders is one of the UK's premier letting and estate agents, with more than 100 branches across the country offering a host of property services. (Source: www.leaders.co.uk 12/09/2016)  
(2) The lease provides an option to determine on 06/11/2019.  
(3) The lease provides an option to determine on 26/03/2020.

## For further details please contact:

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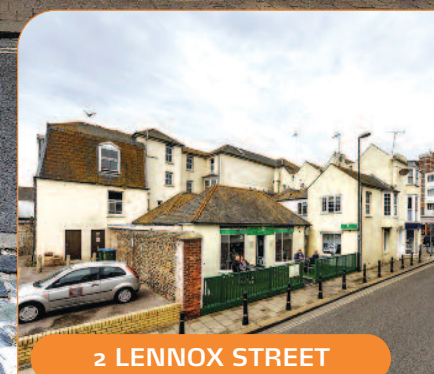
## Buyer's Legal Report Service

**Dentons UKMEA LLP**  
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See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

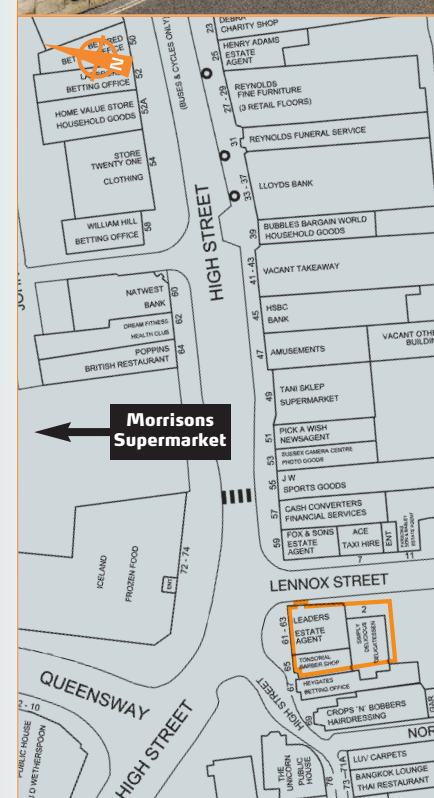


## Seller's Solicitors:

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2 LENNOX STREET



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