

lot 31

## Optical Express, 78 Montague Street Worthing, West Sussex BN11 3HE

Rent  
**£70,000**  
per annum  
exclusive

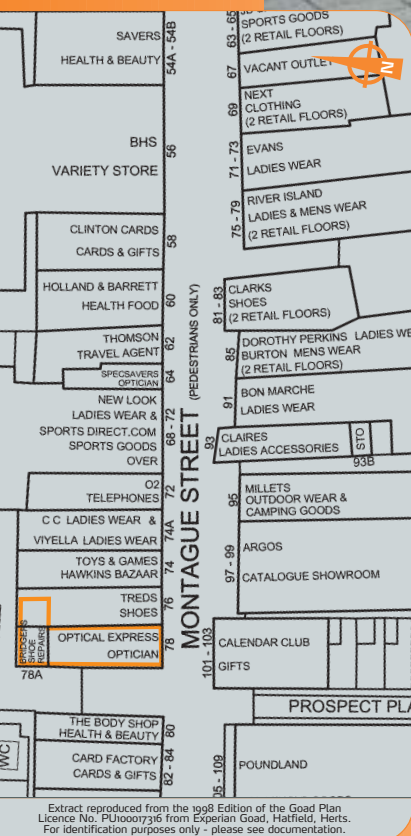
### Freehold Retail Investment

- Let to Optical Express Southern Ltd
- Nearby occupiers include New Look, Bhs, Clinton Cards & Marks & Spencer
- On prime pedestrianised shopping thoroughfare
- Short walk from Marine Parade and Worthing Pier



On behalf of  
Joint LPA Receivers

Edward  
Symmons



### Location

Miles: 11 miles west of Brighton  
60 miles south of London

Roads: A24, A27, A259

Rail: Worthing Rail

Air: Gatwick Airport

### Situation

The property occupies a prominent corner position within the town centre on the south side of the pedestrianised Montague Street. Neighbouring occupiers include New Look, Bhs, Clinton Cards and Marks & Spencer. The property is located close to Worthing Pier and Marine Parade which provides a number of shops, theatres and arcades.

### Description

The property comprises a GROUND FLOOR RETAIL UNIT with the

first and second floors currently used by the tenant as a DENTAL CLINIC. The property benefits from a return frontage to New Street. The property also comprises a separate GROUND FLOOR RETAIL UNIT to the rear.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

NB. This property is being marketed on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The LPA Receivers are not bound to accept the highest or any offer and are acting without personal liability.

### Six Week Completion Available

### Tenancy and accommodation

| Floor         | Use           | Floor Areas (Approx) |                      | Tenant                                     | Term  | Rent p.a.x.    | Review/(Reversion)      |
|---------------|---------------|----------------------|----------------------|--|---|----------------|-------------------------|
| Ground        | Retail        | 127.42 sq m          | (1,372 sq ft)        | <b>OPTICAL EXPRESS SOUTHERN LTD (1)(2)</b> | 15 years from 14/03/2000 on a full repairing and insuring lease | <b>£70,000</b> | 13/03/2010 (12/03/2015) |
| Ground (Rear) | Retail        | 11.03 sq m           | (119 sq ft) (2)      |  |   |                |                         |
| First         | Dental Clinic | 129.40 sq m          | (1,393 sq ft)        |  |   |                |                         |
| Second        | Dental Clinic | 86.50 sq m           | (931 sq ft)          |  |   |                |                         |
| <b>Totals</b> |               | <b>354.35 sq m</b>   | <b>(3,815 sq ft)</b> |  |   | <b>£70,000</b> |                         |

- (1) Optical Express is one of the UK's leading eye care specialists, with over 200 locations nationwide. Optical Express is the leading laser eye surgery specialist and is also one of the nation's largest providers of glasses and contact lenses. (Source: www.opticalexpress.com)
- (2) Please note, the tenant has sub-let the ground floor retail unit to the rear of the property fronting New Street.

### For further details please contact:

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### Solicitors:

#### Shoosmiths

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