

Lot 3

£33,540 Per Annum
Exclusive (Plus
separate vacant office
suite)

44, 44a and 44b Summerley Lane, Felpham, Near Chichester, West Sussex PO22 7HX Freehold Convenience Store Investment with Separate Flat and Office



Key Details

- Convenience Store let to Bestway Retail Limited until March 2032 (no breaks)
- Post Office within Convenience Store
- Separately accessed two bedroom flat at first floor let on AST from December 2019
- Vacant separately accessed office suite at first floor (with potential to convert to residential, subject to planning)
- Large site with future redevelopment/change of use proposal (subject to lease and consent)

Location

Miles: 8 miles south-east of Chichester
14 miles west of Worthing
Roads: A259, A27
Rail: Bognor Regis
Air: Southampton Airport

Situation

Felpham is an attractive seaside village on the West Sussex coast, approximately 8 miles south-east of Chichester and 14 miles west of Worthing. The property is located on the west side of Summerley Lane, in a predominantly residential area.

Description

The property comprises a two storey building, built in 2004, arranged as a ground floor convenience store (with Post Office), a separately accessed two bedroom flat on the first floor, and a separately accessed office suite on the first floor. The property benefits from about 13 cars to the front and rear.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

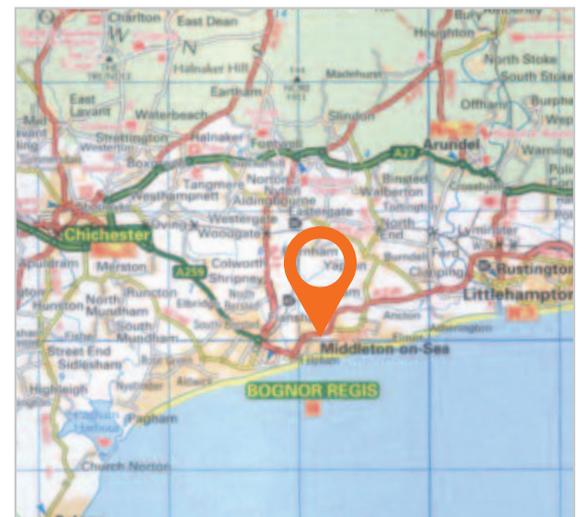
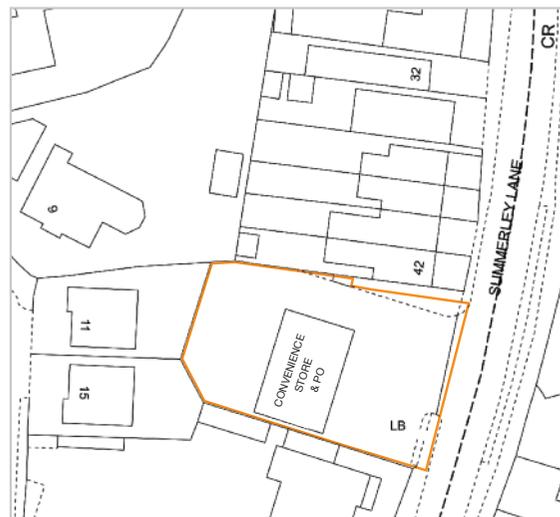
Energy Performance Certificate

Available from the legal pack at www.acuitus.co.uk.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Convenience Store/Ancillary (+10 parking spaces)	133.80 sq m (1,440 sq ft)	BESTWAY RETAIL LIMITED (1)	15 years from 25/03/2017 until 24/03/2032	£24,000	25/03/2024 25/03/2028
First	2 bed flat (+1 parking space)	72.50 sq m (780 sq ft)	INDIVIDUALS	6 month AST from 20/12/2019 at £795 pcm	£9,540	-
First	Office (+2 parking spaces)	53.30 sq m (574 sq ft)	VACANT	-	-	-
Total		259.60 sq m (2,794 sq ft)			£33,540	

(1) Bestway Retail operates the UK's largest franchised off-licence and convenience chain and consists of over 800 stores trading under the Bargain Booze, Bargain Booze Select Convenience, Wine Rack and Central Convenience brands (source: bestwaywholesale.co.uk 04/06/2020).



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Acuitus
David Margolis
+44 (0)20 7034 4862
+44 (0)7930 484 446
david.margolis@acuitus.co.uk

Acuitus
George Goucher
+44 (0)20 7034 4860
+44 (0)7513 610 710
george.goucher@acuitus.co.uk

Associate Auctioneer:
Henry Adams
Martin Trundle
+44 (0)7747 566417
mtrundle@henryadams.co.uk

Seller's Solicitors:
Wannops LLP
Josh Coleman
+44 (0)1243 778844
jcoleman@wannops.com