93 Montague Street, Worthing West Sussex BN11 3BN

Freehold Retail Investment

- Entirely let to Claire's Accessories UK
- Prominent position on prime pedestrianised shopping thoroughfare
- Nearby occupiers include Bhs, Clinton Cards and Marks & Spencer
- Six Week Completion Period Available

Rent **£60,000** per annum exclusive

lot 23

On behalf of Joint LPA Receivers

Location

Miles: 10 miles west of Brighton 30 miles east of Portsmouth 60 miles south of London Boads: A24 A27 A250

Edward Symmons

Roads: A24, A27, A259 Rail: Worthing Railway Station Air: Gatwick Airport

Situation

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

Descripti

The property comprises a RETAIL UNIT on the ground floor with ANCILLARY/STORAGE ACCOMMODATION on the first and second floors.

claire's

Tenure Freehold.

VAT

VAT is applicable to this lot.

NB. The 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 First Second	Retail Storage/Ancillary Storage/Ancillary	110.00 sq m 116.00 sq m 70.00 sq m	(1,248 sq ft)	CLAIRE'S ACCESSORIES UK LTD (1)	15 years from 13/03/2000 on a full repairing and insuring lease	£бо,ооо	(12/03/2015)
Totals		296.00 sg m	(3,176 sq ft)			£60,000	

(1) For the year ending 30th January 2010, Claire's Accessories UK Ltd reported a turnover of £143,114,000, pre-tax profits of £4,860,000 and a total net worth of £18,284,000. (Source: www.riskdisk.com 13/01/2011)

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 www.acuitus.co.uk

Solicitors: Shoosmiths

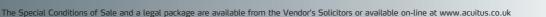
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B ID SPORTS SPORTS GOODS B 12 RETAIL FLOORS

VACANT OUTLET

NEXT CLOTHING 12 RETAIL FLOORS)

LADIES WEAR

12 RETAIL FLOOD

2 RETAIL FLOORS)

BON MARCHE

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ALENDAR CLUB

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MES ACCESSORIES 93

CATALOGUE SHOWRCOM

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PROSPECT PLACE

RIVER ISLAND LADIES & MENS WEAR

DOROTHY PERKINS LADIES WEAK BURTON MENS WEAR 12 RETAIL FLOORS)

PLEVANS

STREET

MONTAGUE

6

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JAVERS

HEALTH & BEAUTY

BHS

VARIETY STORE

CLINTON CARD

ILLAND & BARRET

THOMSON TRAVEL AGENT SREEMARB OPTIGH NEW LOOK LADIES WEAR & SPORTS DIRECT.COM SPORTS GOODS OVER

VIYELLA LADIES WEAR

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TREOS

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