

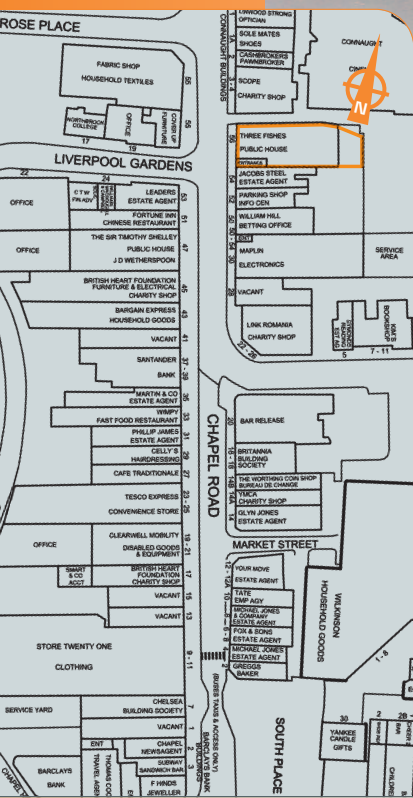
lot 31

56 Chapel Road  
Worthing, West Sussex BN11 1BE

Rent  
**£80,000**  
per annum  
exclusive

Freehold Public House Investment

- Let to JD Wetherspoon Plc until 2035 (no breaks)
- Prominent and busy town centre location
- Nearby occupiers include William Hill, Santander, Maplin Electronics and Tesco
- Six Week Completion



**Location**

Miles: 11 miles west of Brighton  
26 miles south of Crawley  
54 miles south of London

Roads: A24, A27

Rail: Worthing Railway Station (direct to London Victoria)

Air: London Gatwick Airport

**Situation**

Worthing is a south coast seaside town located 11 miles west of Brighton. The property is situated on the east side of Chapel Road, a busy retail and leisure location in close proximity to the Guildbourne Shopping Centre. Neighbouring occupiers include William Hill, Santander, Maplin Electronics and Tesco. To the rear of the property is a cinema and public car park.

**Description**

The property comprises a public house arranged over the basement, ground and first floors, with self-contained office accommodation on the second and third floors. The property benefits from a prominent frontage to Chapel Road and a lift.

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Basement	Ancillary	139.65 sq m (1,503 sq ft)	<b>JD WETHERSPOON PLC (1) on assignment</b>	35 years from 25/03/2000 until 2035 on a full repairing and insuring lease	£78,000	25/03/2015 and 5 yearly
Ground	Public House/ Ancillary	304.50 sq m (3,278 sq ft)				
First	Office/Ancillary	332.50 sq m (3,579 sq ft)	<b>INDIVIDUAL</b>	199 years from completion of the sale	£2,000	
Second & Third	Office	539.00 sq m (5,802 sq ft)				
<b>Totals</b>		<b>1,315.65 sq m (14,162 sq ft)</b>			<b>£80,000</b>	

- (1) For the year ending 29th July 2012, JD Wetherspoon plc reported a turnover of £1,197,129,000, pre-tax profits of £58,882,000 and a total net worth of £152,708,000. (Source: www.riskdisk.com 05/11/2013)
- (2) There is an electricity substation in the basement let to the Electricity Board for 999 years from 14th August 1998 at a peppercorn rent.

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