



CHARLECOTE



**FREEHOLD RETAIL & RESIDENTIAL INVESTMENT
FOR SALE**
20-22 BRIGHTON ROAD WORTHING BN11 3ED

- Offers in the region of £475,000.
- Café let on ten year lease.
- Rental income £36,200 per annum.
- Close to seafront and junction with High Street.

AGENCY | LEASE ADVISORY | INVESTMENT | ACQUISITION | VALUATION



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LOCATION

Worthing is located 14 miles (22 km) west of Brighton & Hove, 7 miles (11 km) west of Shoreham and 18 miles (29 km) west of Chichester. Worthing has a resident population of 111,400 (2021 census).

20-22 Brighton Road is prominently situated on the southern side of this main thoroughfare close to the junction with Steyne Gardens and the pedestrianised Warwick Street. Worthing Pier and seafront are a few minutes walk.

Worthing railway station is 0.8 miles (18 mins) with regular services to London Victoria (journey time 1 hour 25 minutes) and London Bridge.

NEARBY OCCUPIERS

- Flour Pot Bakery
- Pad Pad Thai
- MB Grocers
- Pavilion Insurance
- The Cow & Oak
- Wellis Sussex
- Heptinstalls Jewellers
- The Fish Factory
- Teddy Edwards



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ACCOMODATION	sq ft	sq m
Ground Floor Cafe	1,680	156
Kitchen	139	12.9
Stores	222	20.6
Total	2,041	189.6
Flat	807	75

DESCRIPTION

Ground floor comprises a cafe with open plan sales area, full height glazed frontage, exposed brick features, laminated floors and recessed lighting. To the rear is a kitchen and two stores, W.C.

The first floor comprises a self-contained two bed flat with lounge, dining room, bath and kitchen.

TENURE

Freehold subject to tenancies.

TENANCIES

20-22 Brighton Road let to Laughing Dog Brighton Limited (Company no 10985339) on an effective FRI lease dated 16th August 2021 for a term of ten years, next rent review 16th August 2027. Tenant break option 16th August 2027, passing rent £20,000 per annum.

20A Brighton Road is let on an APT May 2026 at £1,350 pcm.

PRICE

Offers in the region of £475,000.





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VAT

We are advised that VAT is not chargeable on the rental outgoings.

BUSINESS RATES

Ratable Value £27,750 UBR 43.2 p (Apr 2026/27).

COUNCIL TAX

Band A 2025/26 Charge £1,630.54.

ENERGY PERFORMANCE CERTIFICATE

20-22 Brighton Road: Certificate number:2486-3379-9670-3999-0095, rated 41 B, valid until 14th November 2033.

20A Brighton Road: Certificate number2610-0121-8000-0879-6226, rated 50 E, valid until 21st September 2030.

LISTED BUILDING

Part of 22 Brighton Road frontage listed:
Listing NGR: TQ1526202645.

LEGAL COSTS

Each party to be responsible for own legal costs.

A solicitors undertaking for abortive legal costs is sort for all transactions. Details on application.

MONEY LAUNDERING REGULATIONS

Under the Money Laundering Regulations 2017 (as amended) we are legally required to obtain proof of funds and identity.





C H A R L E C O T E

CONTACT US

To book a viewing or receive further information, please get in touch.



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