



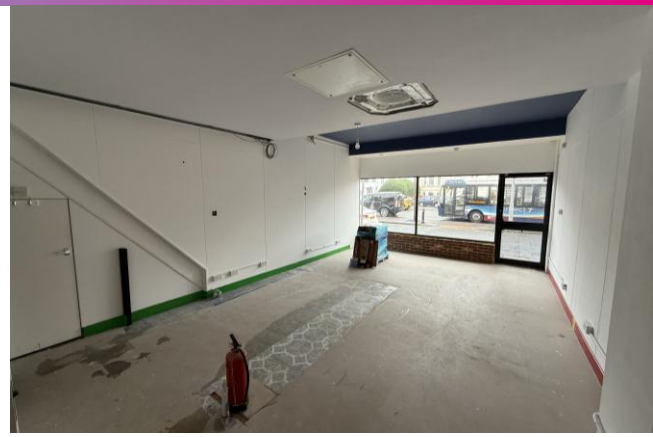
**RETAIL / OFFICE /
INVESTMENT**

1,175 Sq Ft
(109 Sq M)

Offers In Excess Of: £195,000

Substantial Commercial Freehold Premises For Sale on Busy Thoroughfare

- + Situated in Popular Neighbourhood Shopping Parade
- + Nearby Commercial Occupiers Include Papa Johns, Uncle Sams, Morrisons Local & Worthing Citroen
- + Rear Yard / Parking Area
- + Suit Owner Occupier or Investor - Ready For Immediate Fit Out
- + Potential For Conversion of Rear Parts to Residential (stpc)
- + Potential To Produce £16,500 Per Annum



Location

Worthing is the largest town in West Sussex having a population of approximately 105,000 and excellent road links from the A24 to the A27 and towards the M27 and M25 respectively. The premises is situated in a good secondary shopping parade in Broadwater located on the main A24 route in and out of Worthing town centre which is approximately $\frac{1}{4}$ of a mile distance to the south. Occupiers within the parade include Uncle Sams, Papa Johns, Morrisons Local & a Citroën dealership. Worthing mainline railway station with its regular services along the southcoast and north to London (journey time of 1 hour and 25 minutes) is located approx. 1000 yards to the south. The property benefits from a service road to the rear with allocated parking directly behind the premises. Parking to the front is on a restricted basis. Worthing is a popular seaside town situated in between the cities of Brighton (13 miles east) and Chichester (18 miles west).

Description

The premises comprises of an extensive ground floor retail / office premises which for many years traded in the retail sector. This deceptive premises would suit a variety of commercial uses in either the retail, office or medical sectors. Accessed directly off Broadwater Road the property provides open plan partly refurbished retail / office accommodation to front with rear storeroom / office & kitchenette. Accessed via a handful of stairs is a new WC which has been first fixed with fixtures and fittings in the property ready for connection. Internally the property benefits from superb 15ft window frontage, air conditioning (not tested), part tiled flooring with levelling compound over, pendant lighting and electrical sockets.

To the rear of the main building is a self contained studio / office which is superbly presented and provides flexible commercial accommodation for a variety of businesses. The studio benefits from air conditioning (not tested), carpeting, water connection, double glazing and ample electrical sockets.

To the rear of the studio is a further warehouse premises of brick construction under a cement sheet roof. The warehouse has a concrete floor, electrical sockets and a 8' x 7' shutter door.

The self contained two bedroom first floor flat is part of the freehold but has been sold off on a long leasehold basis. The leaseholder pays £25 per annum in ground rent.

At the rear of the property is a gated yard / parking area for up to 2 vehicles to park for free. The rear of the property is accessed via Bashfords Lane.

This is seen as an ideal opportunity for an owner occupier or investor to acquire substantial commercial premises in a popular area of Worthing and viewing is therefore highly recommended.





Accommodation

Floor / Name	SQ FT	SQM
Main Retail Area	400	38
Office	113	10
Kitchenette	22	2
Store	57	5
Studio / Workroom / Office	205	19
Warehouse	378	35
Total	1,175	109

Terms

The property is available freehold, subject to the sold off first floor residential flat with vacant possession of the ground floor upon completion.

Business Rates

According to the VOA (Valuation Office Agency) the property has a rateable value of £7,900. Interested parties are asked to contact Adur & Worthing Council's to confirm what assistance may be applicable to their business.

Anti-Money Laundering

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction

Summary

- + **Offers In Excess Of** - £195,000
- + **VAT** – Not To Be Charged
- + **Legal Costs** – Each Party To Pay Their Own
- + **EPC** -

Viewing & Further Information

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