



MIXED FREEHOLD INVESTMENT FOR SALE

5/5a&b Crescent Road, Worthing, West Sussex, BN11 1RL

**DESCRIPTION:**

An opportunity to purchase a substantial freehold investment comprising a ground floor convenience shop with two self-contained flats.

A three storey, late Victorian, end terrace building in need of some refurbishment. The ground floor is let on an effectively full repairing commercial lease. The two flats on the upper floors which have gas central heating are let on unfurnished assured shorthold tenancies.

The combined gross income totals £26,000 per annum.

LOCATION:

Worthing is the largest town in West Sussex, located on the coast between Brighton and Chichester. The town has a resident urban population of approximately 100,000 people and a population of around 500,000 within a 13 mile catchment area.

The property is situated in a good secondary commercial parade, close to the principal pedestrian area of Montague Street and within walking distance of all town centre amenities and the seafront.

ACCOMMODATION:**Ground Floor Shop**

Retail Area Approximately 236 sq ft

The back of the ground floor is approached via a separate entrance accessed from Montague Street comprising four rooms with a total floor area of approximately 510 sq ft.

First Floor**FLAT 5A:**

Kitchen/Lounge 15'8 x 16'5
 Bedroom 7'10 x 12'5
 Bedroom 8'1 x 9'7
 Shower/W.C.

Second Floor**FLAT 5B:**

Kitchen/Lounge 15'2 x 16'5 max
 Bedroom 12'7 x 10'6
 Bedroom 10' x 8'1
 Shower/W.C.

EXTERIOR:

Small Rear Yard

TENANCIES:

Ground floor held on a lease for a term of five years ending on 19 November 2024. The tenant covenants to pay the landlord a proportion of the cost of keeping the structure and exterior in good repair. The current rent is £9,500 per annum.

FLAT 5A:

Let under the terms of an unfurnished assured shorthold tenancy at a rent of £725 per calendar month.

FLAT 5B:

Let under the terms of an unfurnished assured shorthold tenancy at a rent of £650 per calendar month.

ASKING PRICE:

Offers in Excess of £435,000 Freehold subject to unfurnished assured shorthold tenancies and a commercial lease.

LEGAL FEES:

Each side to bear their own legal costs in the transaction.

VAT:

We understand there is no VAT payable in respect of this property, but purchasers must make their own enquiries.

More information:

01903 234343

www.sprattandson.co.uk



These particulars are produced in good faith but are set out as a guide only. Accuracy is not guaranteed and they do not constitute any form of contract. They are issued on the understanding that all negotiations are conducted through Spratt & Son. No persons in the employment of Spratt & Son has any authority to make or give any representation or warranty whatever in relation to this property. Any intending purchaser must satisfy themselves by inspection, independent and/or otherwise as to this property.

VIEWING:

Strictly by prior appointment with Spratt & Son.

ENERGY PERFORMANCE CERTIFICATE:

Shop: D

Flat 5A: C

Flat 5B: D

Copies of the Energy Performance Certificates and accompanying Recommendation Report are available upon request.

We may have included in these particulars details of services and fittings we have seen within the property. Unfortunately, we have been unable to test these and we cannot, therefore, vouch for their operational adequacy. Prospective tenants or purchasers are strongly advised to obtain their own independent report on these matters.

Under the Finance Act 1989 VAT may be chargeable on the sales and rentals of commercial property.

It is recommended that applicants should make their own enquiries to establish whether VAT is chargeable prior to entering into an agreement.



More information:
01903 234343
www.sprattandson.co.uk



These particulars are produced in good faith but are set out as a guide only. Accuracy is not guaranteed and they do not constitute any form of contract. They are issued on the understanding that all negotiations are conducted through Spratt & Son. No persons in the employment of Spratt & Son has any authority to make or give any representation or warranty whatever in relation to this property. Any intending purchaser must satisfy themselves by inspection, independent and/or otherwise as to this property.