

25 New Broadway,
Tarring Road, BN11 4HP



Offers in excess of £105,000

- **Freehold Commercial Investment for Sale**
- **Two occupational leases**
- **Situated in established commercial parade**
- **Shop EPC D, Offices B**

FOR SALE



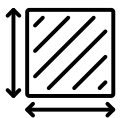
On-Street Parking

Energy rating



EPC Rating(s): D B

Retail area: 242 sq ft



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spratt&son



estate agents and chartered surveyors



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 an established secondary commercial parade comprising multiple shop occupiers, together with offices. It is located close to West Worthing mainline railway station. Worthing town centre and the seafront are all within reasonable access.

DESCRIPTION

An opportunity to purchase a good freehold investment with the benefit of two occupational leases on ground and first floor.

An end terrace building with the ground floor being occupied as a café with the first floor self-contained office being an architect's practice.

Let on full repairing commercial leases, the gross annual income is £7,600 per annum.

ACCOMODATION

Ground Floor Shop

Ground Floor:

Shop Internal Width: 11'3

Internal Depth: 21'6

Gross Internal Area Approx: 242 sq ft

There is rear access to an exterior alleyway and the road

Separate W.C

First Floor

Entrance Hall

Open Plan Office

Tea Point and Separate W.C.

Internal Area Approx: 290 sq ft

LEGAL FEES

Each side are responsible for their own legal costs

EPC RATING

Café: D

Offices: B

Copies of the EPC's and Recommendation Reports are available upon request.

ASKING PRICE

Offers in excess of £105,000.

TENURE

Freehold

TENANCIES

Ground Floor:

Held on a lease for a term of twelve years from 18 July 2017 at a rent of £4,000 per annum.

Rent due for review: July 2023 and July 2026

First Floor:

Held on a lease for a term of six years from 4 December 2019 at a rent of £3,600 per annum.

VIEWINGS AND FURTHER INFO:

Strictly by prior appointment with Spratt & Son.

Denise Spratt

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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.