

17 Warwick Street, Worthing BN11 3DF

FREEHOLD FOR SALE £850,000



**City centre
freehold investment**

**Restaurant &
3 one bedroom flats**

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estate agents and chartered surveyors

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LOCATION

The property is situated in the centre of Worthing in pedestrianised Warwick Street with the residential properties being accessed from Ann Street.

Nearby occupiers include Thieves Kitchen, Guild Care Charity Shop, Ask Italian & Toni & Guy.

Worthing is the largest town in West Sussex, located on the coast between Brighton and Chichester.

DESCRIPTION

An Excellent opportunity to purchase a good freehold investment with the benefit of being fully occupied. The property comprised of a Restaurant premises with 3 one bedroom flats located on the upper floors with separate access.

PRICE

Asking price of £850,000.

TENURE

Freehold for sale subject to tenancies.

RETAIL PREMISES

Let to Vudu on a lease term of 15 years expiring 30th September 2037 with rent reviews in October 2027 & October 2032 at an annual rent of £35,000.

Ratable Value £29,500

FLAT 1 - let on an AST agreement at a rent of £650.00 pcm.

Council tax band A

FLAT 2 - let on an AST agreement at a rent of £715.00 pcm.

Council tax band A

FLAT 3 - let on an AST agreement at a rent of £675.00 pcm.

Council Tax Band A

LEGAL FEES

Each side are responsible for their own legal costs.



VIEWINGS AND FURTHER INFO

Strictly by prior appointment through joint sole agents

Spratt & Son or Michael Jones Commercial.

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ACCOMODATION

RETAIL PREMISES

Restaurant area: 928 sq ft

Kitchen Area: 335 sq ft

W.C

First Floor

Storage/office 281 sq ft

2 WC's

Basement store 205 sq ft

Total 1,749 sq ft

all measurements are approximate on net internal basis.

FLAT 1

Lounge/kitchen

Bedroom

Bathroom

FLAT 2

Lounge/Kitchen

Bedroom

Bathroom

FLAT 3

Lounge/Kitchen

Bedroom

Bathroom

EPC RATING

Shop: C 67

Flat 1: D 57

Flat 2: D 67

Flat 3: D65

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



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