



**COMMERCIAL &
RESIDENTIAL INVESTMENT
OPPORTUNITY**

1,000 Sq Ft
(92 Sq M)

GUIDE PRICE: £350,000

Superbly Presented
Commercial &
Residential
Investment
Opportunity Close
to Popular Seafront

- + **GROUND FLOOR BUSINESS UNAFFECTED**
- + Comprising of Ground Floor Physiotherapy Clinic & Rear Studio Apartment, Garage & Freehold of Building
- + Potential To Produce £22,750 Per Annum
- + Potential Airspace Development Opportunity (stpc)
- + New 10 Year Leaseback Upon Completion on Front Clinic. Studio & Garage with Vacant Possession
- + Situated 800 Yards from Popular Seafront & Greensward



Location

The property is situated in a well-established neighbourhood parade within the popular Goring-By-Sea area of Worthing close to the seafront and greensward. The parade serves the densely populated immediate local area and offers good transport links to the wider surrounds with easy access to the A259 trunk road. Nearby occupiers within the parade include a mix of independent retailers, office users and health/medical service providers. Worthing is a popular seaside town located in between the cities of Brighton (13 miles east) and Chichester (18 miles west) with the Town benefiting from several railway stations, the nearest being Goring-By-Sea located approx 1.3 miles from the subject property. The property is located just off the main bus route into the Town.

Description

The property comprises of an end of terrace commercial and residential building of standard brick construction under a tile hung pitched roof. The ground floor has been converted in 2020 to provide a front retail / clinic premises with self contained studio apartment behind. The freehold of the building contains the flat above which has been sold off on a long leasehold and a single garage which is located within a compound at the rear of the property.

The front clinic presents in excellent condition and is laid out as three separate treatment rooms all created via studwork partitions and all accessed via the front reception area. At the rear is a disabled WC. The retail element benefits from 12ft window frontage, air conditioning (not tested), laminate flooring throughout, cat 3 lighting, ample electrical points and electric heating.

The studio apartment is accessed via its own UPVC front door at the rear of the property and is presented in a superb condition. Benefiting from laminate flooring throughout, pendant lighting, gas central heating and ample electrical points. The studio contains a stunning kitchen with inbuilt dishwasher and fridge, wall mounted microwave and space within the storage cupboard for a washer / dryer. The bathroom, although compact is excellently fitted with corner shower cubicle, separate WC and pedestal wash basin.

It is felt that subject to gaining the necessary planning consent that there is scope to potentially build a further storey on this property. Interested parties are asked to make their own enquiries in this regard.

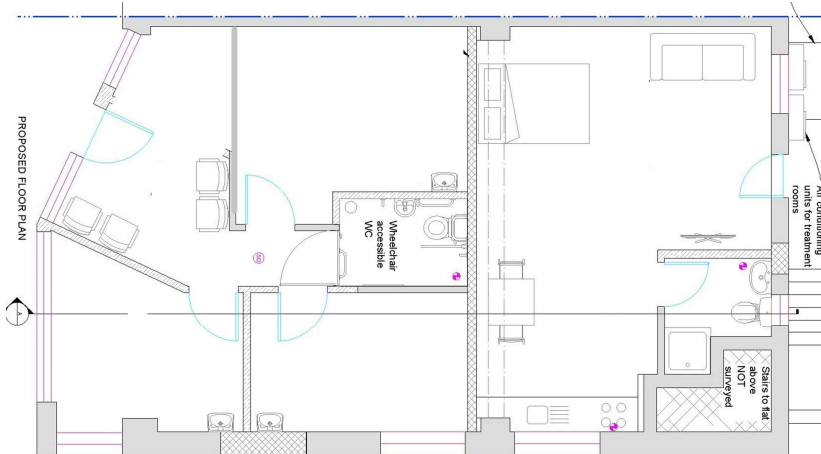




Accommodation

Commercial	SQ FT	SQM
Reception	110	10
Treatment Room 1	134	13
Treatment Room 2	90	8
Treatment Room 3	101	9
Garage	177	16
Residential		
Studio	388	36
Total	1,000	92

Floorplan



Terms

The property is available freehold subject to the existing owners taking a leaseback on the ground floor clinic on a new lease for a term of 10 years with breaks at the 3rd, 6th and 9th years of the Lease. The rent shall be £12,000 Per Annum exclusive and the Landlord shall have the right to review the rent, upward only, at the 5th year anniversary date.

The studio apartment and garage shall be sold with full vacant possession upon completion.

Business Rates

According to the VOA (Valuation Office Agency) the property has a Rateable Value of £9,000.

Summary

- + **Guide Price** - £350,000
- + **VAT** - Not To Be Charged
- + **Ground Rent Received** - £125 Per Annum
- + **Legal Costs** - Each Party To Pay Their Own
- + **EPC** -

Viewing & Further Information

Jon Justice

01903 251 600 / 07398 163 431
jon@justiceandco.co.uk

Sarah Justice

01903 251 600 / 07852 137 309
sarah@justiceandco.co.uk

Chelsea Adams

01903 251 600 / 07508 326 804
chelsea@justiceandco.co.uk

307 Goring Road, Worthing, BN12 4NX
www.justiceandco.co.uk