



## MIXED USE FREEHOLD INVESTMENT FOR SALE

- Centrally Located
- Overall Income £63,060 Per Annum
- Decorated to a High Standard
- Large Communal Kitchen

Interested in this property? Please contact us on 01903 792785

# 19 ROWLANDS ROAD, WORTHING, WEST SUSSEX, BN11 3JJ

## Location

Ideally situated in Worthing town centre in busy Rowlands Road with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities. The nearest station is Worthing which is approximately 0.8 miles away with bus services running regularly nearby and ample street parking available.

## Description

This exceptional mid-terraced property offers a unique opportunity to acquire a well-maintained, mixed-use building comprising a fully let ground-floor commercial premises and a fully let House in Multiple Occupation (HMO) across four upper floors. The property is generating an attractive rental income of £63,060 per annum, with the commercial unit producing £9,000 annually and the HMO generating £54,060.

The ground floor premises is primarily open plan with internal stairs leading to a basement (18'00"x11'02" Height 5'08") providing ample storage. To the rear is a kitchenette and WC and further benefits include rear access, gas central heating, pendant lighting, electrical points and 13ft window frontage.

The HMO is accessed via a communal entrance and spans 3 storeys above the commercial space, consisting of 6 well-proportioned bedrooms, each with a living/bedroom area and its own private bathroom.

The ground floor offers a shared utility room housing washer dryers and separate boiler room. The first floor offers a spacious communal kitchen/diner equipped with integrated appliances, ideal for shared living. Externally, the property benefits from a communal courtyard garden with bike storage and rear access.

The property is fully let and income producing and has been renovated to a high standard throughout. Further benefits include automatic lighting, sash windows, gas central heating and intercom system.

## Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Shop	190	17.65
Maisonette	1,700.7	158
<b>Total floor area:</b>	<b>497</b>	<b>46.17</b>

## Tenure

Freehold investment

## Price

Offers are invited in the region of £800,000 for the freehold interest.

## Rent

The HMO is currently let and producing £54,060 per annum. The shop is let and producing a rent of £9,000 per annum, exclusive.

## Business Rates

The rateable value from April 2023 provided by the Valuation Office Agency is £3550. The small business rates for the financial year (2023 - 2024) is 49.9p in the £ making the rates payable approx. £1,672.05. However, since the premises have a rateable value of lower than £12,000, occupiers can expect to benefit from 100% rate relief, subject to status.

## EPC

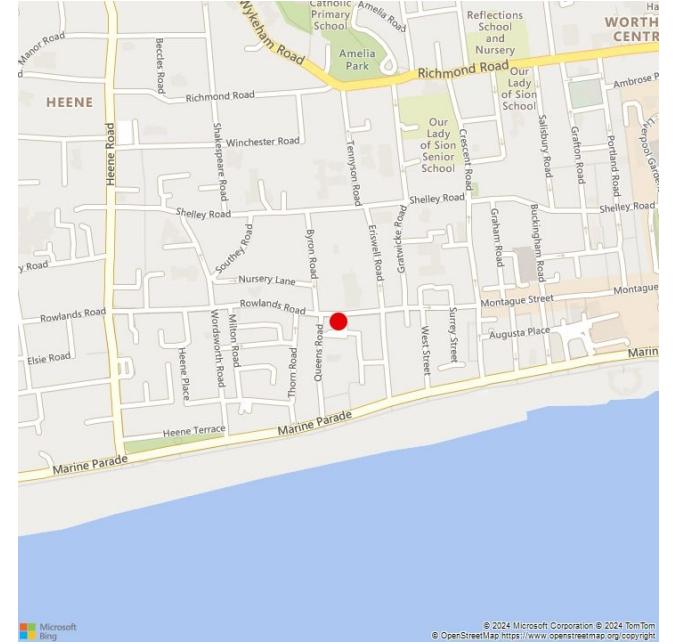
The shop has an EPC rating of C - 51.  
The HMO has an EPC rating of C - 78.

## VAT

We are informed that VAT is applicable on the terms quoted.

## Legal Fees

Each party is responsible for their own legal fees in this transaction.



## Viewing

Strictly by appointment with Sole Agents,  
Jacobs Steel.



**Leigh Doherty**  
01903 792785  
leighdoherty@jacobs-steel.co.uk



**Nichola Charles**  
01903 792785  
nicholacharles@jacobs-steel.co.uk

**Disclaimer:** These particulars are for general information purposes only and do not represent an offer of contract or part of one. Jacobs Steel has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Jacobs Steel have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise.

**Jacobs | Steel**