



PRIME MIXED USE PROPERTY FOR SALE

- Centrally Located
- Property Would Suit Owner Occupier
- Self Contained 2 Bed Apartment
- Fully Fitted Premises
- 100% Rate Relief (STS)
- Prime Thoroughfare

Interested in this property? Please contact us on 01903 792785

136 MONTAGUE STREET, WORTHING, WEST SUSSEX, BN11 3HG

Location

Ideally situated in Worthing town centre in busy Montague Street 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 mid-terraced two storey building is made up of a ground floor premises comprising of seating area for approximately 15 covers, fridge counter, kitchen, two storage areas and WC. A further benefit includes full extraction and in our opinion, the property would suit an owner occupier. Additionally, the ground floor has a small courtyard with rear access. The first floor consists of a two bedroom split-level apartment and benefits from a modern fitted kitchen, shower room and lounge/diner. It is currently let on an AST and producing a rental income of £1,250pcm. The ground floor will be sold with vacant possession.

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Ground floor	498	46.26
First floor	613	56.95
Total floor area:	1,111	103.21

Tenure

Freehold

Price

Offers are invited in the region of £400,000 for the freehold interest.

Business Rates

The rateable value from April 2023 provided by the Valuation Office Agency is £7300. The small business rates for the financial year (2023 - 2024) is 49.9p in the £ making the rates payable approx. £3438.30. 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 -75.

The flat has an EPC rating of E - 49.

VAT

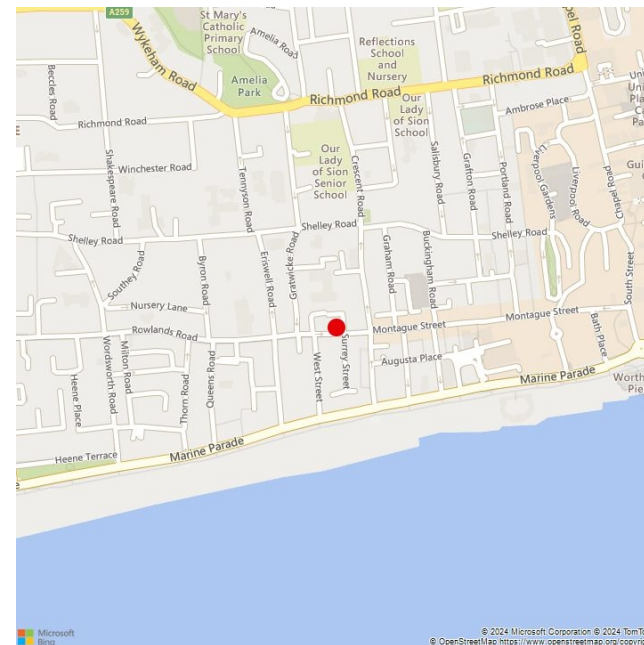
We are informed that VAT is not applicable on the terms quoted.

Use

We understand the premises benefit from Class E use however, we would advise any potential tenant to check with the Planning Department to ascertain if their use is permitted.

Legal Fees

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



Viewing

Strictly by appointment with Sole Agents, Jacobs Steel.



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