



## FREEHOLD INVESTMENT FOR SALE

- Incoming Producing
- Flat is Sold off on a Long Lease
- Situated on a Busy Thoroughfare
- Close to West Worthing Train Station

Interested in this property? Please contact us on 01903 792785

# 58-59 NEW BROADWAY, WORTHING, WEST SUSSEX, BN11 4HS

## Location

The property is located along Tarring Road which offers a variety of shops. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 1 mile away. The nearest main line station is West Worthing which is approximately 0.3 miles away and bus services run nearby.

## Description

Situated on popular New Broadway shopping parade in West Worthing, this two storey building is made up of a first floor flat, which is sold off, but benefits from annual ground rent. The ground floor premises is currently let to an established business and producing a rental income of £8000 per annum, exclusive. In our opinion, we believe the rent could be increased to circa. £10,000 per annum, exclusive.

AGENTS DISCLAIMER N.B. Under the Estate Agents Act 1979, we advise that the vendor is a director of Jacobs Steel and Company Limited.

## Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
<b>Total floor area:</b>	<b>516</b>	<b>47.94</b>

## Tenure

Freehold investment.

## Price

Offers are invited in the region of £125,000 for the freehold interest.

## Rent

The overall income for the property is £8,000 per annum, exclusive.

## Business Rates

The rateable value from April 2023 provided by the Valuation Office Agency is £7600. The small business rates for the financial year (2023 - 2024) is 49.9p in the £ making the rates payable approx. £3579.60. 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 property has an EPC rating of C - 74.

## VAT

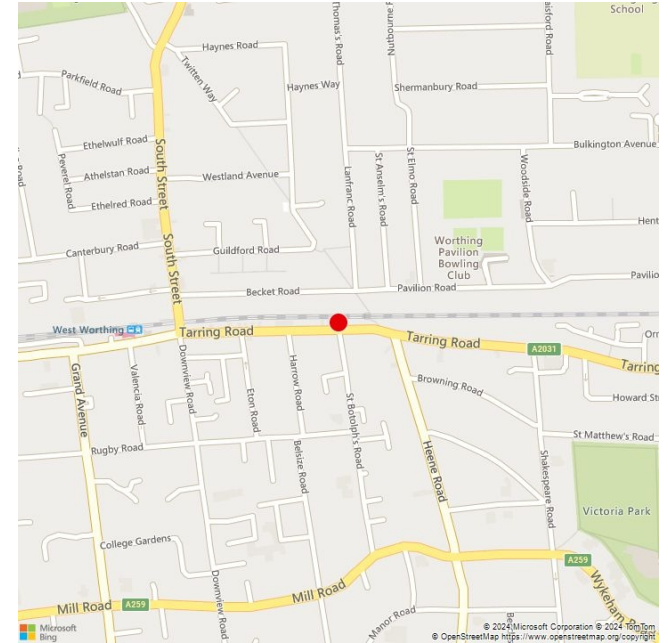
We are informed that VAT is not applicable on the terms quoted.

## 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.



**Nichola Charles**

01903 792785

nicholacharles@jacobs-steel.co.uk



**Leigh Doherty**

01903 792785

leighdoherty@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**