



FREEHOLD CORNER SHOP OR DEVELOPMENT OPPORTUNITY

- Could Suit Owner Occupiers
- 100% Rate Relief (STS)
- Benefits From Return Frontage and Forecourt Area
- Suit a Variety of Different Uses (STNC)
- Development Opportunity

Interested in this property? Please contact us on 01903 792785

132 PAVILION ROAD, WORTHING, WEST SUSSEX, BN14 7EL

Location

Located in convenient and popular West Worthing with local amenities, including cafes and restaurants nearby. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 1.2 miles away. The nearest station is West Worthing which is approximately 0.4 miles away. Bus services run regularly nearby and ample street parking available.

Description

The premises is situated on a prime corner location of Pavilion Road and St Anselms Road. The two story building is made up of a first floor flat, which is sold off and ground floor premises, which will be sold with vacant possession and comprises of a double frontage with central doorway, open plan retail/office area, kitchenette, WC and side and rear storage areas. Further benefits include, a forecourt and roller door access to both storage areas.

The property would suit a variety of different occupiers (STNC) and in our opinion, the building has the potential for redevelopment (STP).

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Total floor area:	900	83.61

Tenure

Freehold

Price

Offers are invited in the region of £200,000 for the freehold interest.

Business Rates

The rateable value from April 2023 provided by the Valuation Office Agency is £6500. The small business rates for the financial year (2023 - 2024) is 49.9p in the £ making the rates payable approx. £3061.50. 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

An EPC has been requested.

VAT

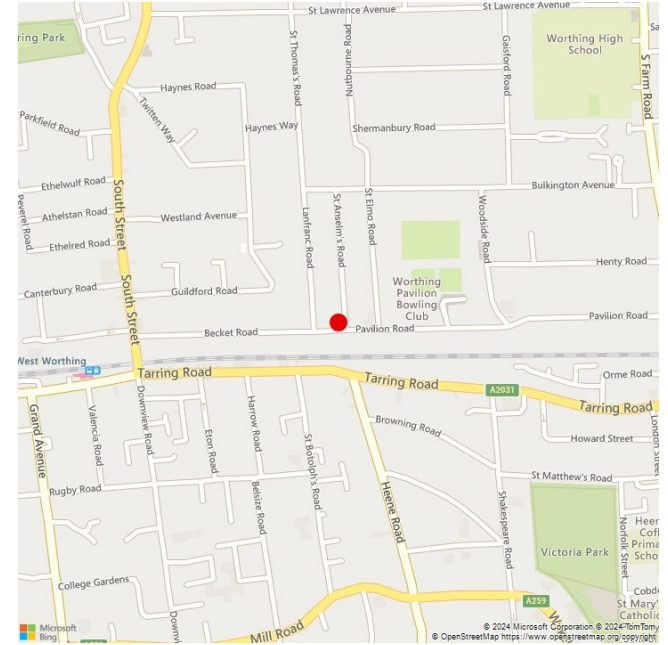
We are informed that VAT is not applicable on the terms quoted.

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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