



FREEHOLD FOR SALE

- Comprising Ground Floor Commercial Premises & Self Contained Maisonette
- Rear Garden
- Suit a Variety of Different Uses STNC

Interested in this property? Please contact us on 01903 792785

116-118 FERRING STREET, FERRING, WORTHING, WEST SUSSEX, BN12 5JP

Location

Located in Ferring, on the outskirts of Worthing, along a popular shopping parade. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facility's is approximately 3.7 miles away. The nearest main line station is Goring by Sea which is approximately 0.8 miles away and bus services run nearby.

Description

This mid-terraced, three-story property is currently trading as a fish and chip take-away, but will be sold with full vacant possession. The ground floor comprises waiting area, counter & fish range. To the rear are two preparation areas which provide ample storage, WC and doors to the garden. Additional access is provided to the side of the property.

The self contained maisonette is accessed via a private entrance to the side of the property and comprises living room, fitted kitchen, bathroom and double bedroom. Stairs lead to a further double bedroom and ensuite shower room.

Further benefits include gas central heating, double glazing and garage.

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Ground Floor Shop	642.07	59.65
Maisonette	879.3	81.69
Total floor area:	0	0

Tenure

Freehold

Price

Offers are invited in the region of £550,000 for the freehold interest.

Business Rates

Business rates to be assessed.

EPC

The property has an EPC rating of C - 60.

VAT

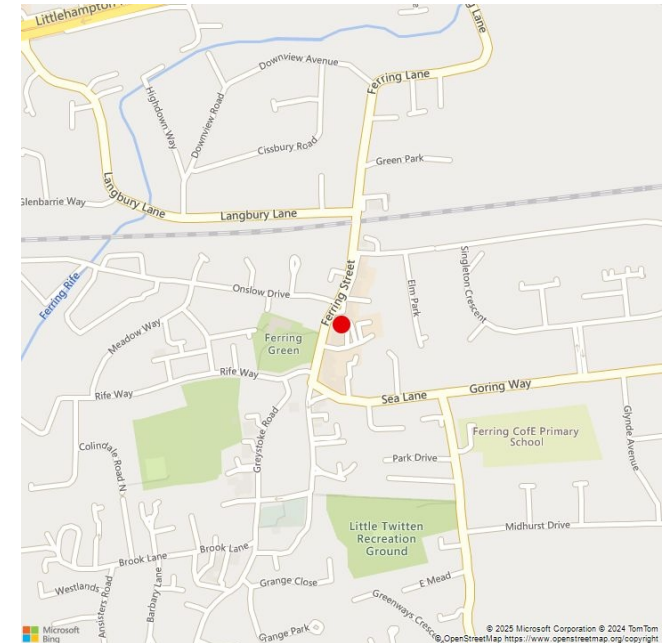
We are informed that VAT is not applicable on the terms quoted.

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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