



MIXED-USE INVESTMENT/DEVELOPMENT OPPORTUNITY FOR SALE

- Comprising a large ground floor commercial premises, 2 bedroom flat and 4 bedroom house
- Income Producing with Potential Uplift
- Forecourt Parking
- Potential to Develop the Rear (STNC)
-

Interested in this property? Please contact us on 01903 792785

145-147 TARRING ROAD, WORTHING, WEST SUSSEX, BN11 4HE

Location

Tarring Road is situated just west of Worthing town centre. The area benefits from a strong mix of independent retailers, cafés, and service providers. It offers excellent connectivity, with West Worthing railway station located nearby, providing direct services to Brighton, London, and surrounding areas. The road is also well served by local bus routes and enjoys easy access to the A27 and A259 for road travel. Residential streets surrounding Tarring Road make it a popular location for both commercial and mixed-use properties, appealing to investors, occupiers, and developers alike.

Description

This substantial mixed-use freehold property is situated in a prominent position along the popular Tarring Road in Worthing. It comprises a ground floor commercial premises, a self-contained two-bedroom flat, and a spacious four-bedroom house. The residential properties are fully let, generating immediate income, while the commercial premises is owner occupied and will be offered with vacant possession. The ground floor commercial unit features a double-fronted shopfront with a recessed entrance, air conditioning, LED lighting, and skylights that enhance the natural light throughout. Internally, the layout includes open plan area to the front with the addition of two partitioned offices, a large rear storage area, and a first-floor workshop space. Additional benefits include a WC and self-contained side access. Above the commercial premises is a self-contained two-bedroom flat, currently let at £950 per calendar month. Accessed independently, the flat is well presented and offers secure, long-term rental income, with scope for uplift through refurbishment or rental review. Adjoining the commercial site is a generously proportioned four-bedroom house with rear garden, currently let at £1,250 per calendar month. The accommodation includes gas central heating, a split-level first floor, a family bathroom with a separate shower cubicle, a separate WC, and large bay windows that provide excellent natural light. There is clear potential to convert the house into two separate flats, subject to planning, which could increase rental income and appeal to a broader range of tenants.

Additionally, the rear of the site offers possible scope for further development. Subject to obtaining planning consent, this could present an opportunity to construct additional units or extend the existing structure, making this an attractive prospect for developers seeking to unlock further value.

The current total rental income stands at £2,200 per calendar month (£26,400 per annum), with clear potential for uplift. Given the strong local demand for both residential and commercial properties, and the property's excellent location, this is a rare opportunity to acquire a high-yielding asset with added development upside.

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Total floor area:	4,026	374.02

Tenure

Freehold

Price

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

Rent

The current overall income for the residential aspect is £20,600 per annum, exclusive.

Business Rates

The rateable value from April 2024 provided by the Valuation Office Agency is £11,000. The small business rates for the financial year (2024 - 2025) is 47.1p in the £ making the rates payable approx. £5489.00. 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 for the ground floor commercial premises has been requested.

147B has an EPC rating of D - 68.

145 has an EPC rating of D - 66.

VAT

We are informed that VAT is 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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