



## TOWN CENTRE REDEVELOPMENT OPPORTUNITY FOR SALE

- Centrally Located
- Comprising Ground Floor Commercial Premises & Self Contained Maisonette
- Fully Fitted Premises
- Three Phase Electricity

Interested in this property? Please contact us on 01903 792785

# 21 ROWLANDS ROAD, WORTHING, WEST SUSSEX, BN11 3JJ

## Location

Ideally situated in Worthing town centre in busy Rowlands Road 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

A rare opportunity to acquire a four storey end-of-terrace mixed-use building, featuring ground-floor commercial premises and a self-contained maisonette spread across two upper floors.

The ground-floor licensed premises offers a large double frontage with a recessed doorway and primarily open-plan space, including a fully fitted bar area. At the rear, the space has been extended to provide an additional open-plan area, extra bar space, and male and female WCs. Internal stairs lead to a basement equipped with beer pumps and ample storage for kegs and other supplies.

Additional benefits include gas central heating, pendant and spot lighting, air conditioning, and three-phase electricity.

The maisonette, accessed via either an external stairwell or internal stairs, spans three storeys above the commercial space and includes 3/4 well-sized bedrooms, two bathrooms, a living room, and a kitchen.

Externally, the property provides a small courtyard and rear access.

The property will be offered with vacant possession and would be ideal for an owner-occupier, developer, or investor.

## Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Ground Floor	1,894.45	175.99
Maisonette	1,334.72	124
<b>Total floor area:</b>	<b>3,229.17</b>	<b>299.99</b>

## Tenure

Freehold

## Business Rates

The rateable value from April 2024 provided by the Valuation Office Agency is £5100. The small business rates for the financial year (2024 - 2025) is 47.1p in the £ making the rates payable approx. £2,402.10. 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 ground floor has an EPC rating of D - 97.  
The maisonette has an EPC rating of E - 53.

## VAT

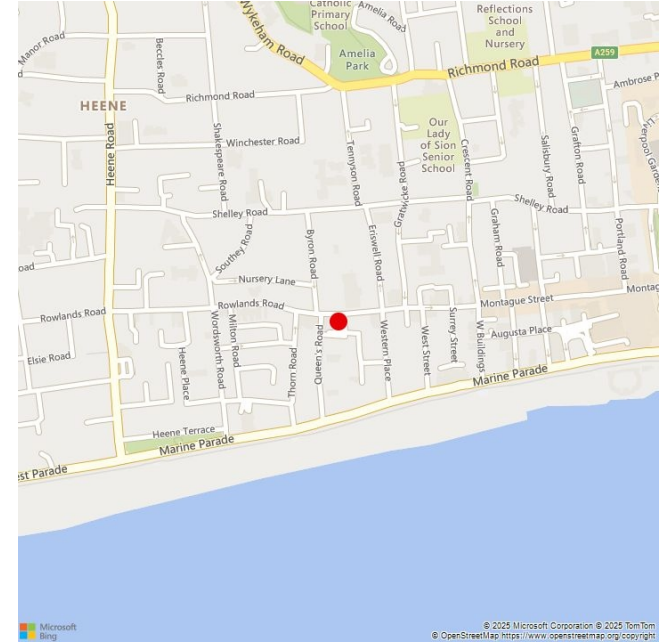
We are informed that VAT is not applicable on the terms quoted.

## 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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