

FREEHOLD INVESTMENT FOR SALE

- Central Location
- Income Producing
- 100% Rate Relief (STS)
- Busy Thoroughfare

Interested in this property? Please contact us on 01903 792785

2 GRATWICKE ROAD, WORTHING, WEST SUSSEX, BN11 4BH

Location

Ideally situated in Worthing town centre in Gratwicke Road and close to busy Rowlands Road with its comprehensive shopping amenities, restaurants, pubs. The nearest station is Worthing which is approximately 0.8 miles away with bus services running regularly nearby and ample street parking available.

Description

This mid-terraced property offers a unique opportunity to acquire a well-maintained, mixed-use building comprising a fully let ground-floor commercial premises and a fully let House in Multiple Occupation (HMO) across upper floors. We have been informed the property is generating a rental income of £43,200 per annum, with the commercial unit producing £7,200 annually and the HMO generating £36,000.

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Ground Floor	489	45.43
HMO	566	52.58
Total floor area:	1,055	98.01

Tenure

Freehold investment

Price

Offers are invited in the region of £575,000 for the freehold interest.

Business Rates

The rateable value from April 2024 provided by the Valuation Office Agency is £3850. The small business rates for the financial year (2024 - 2025) is 47.1p in the £ making the rates payable approx. £1,921.15. 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 B - 44.
The flat has an EPC rating of E - 54.

VAT

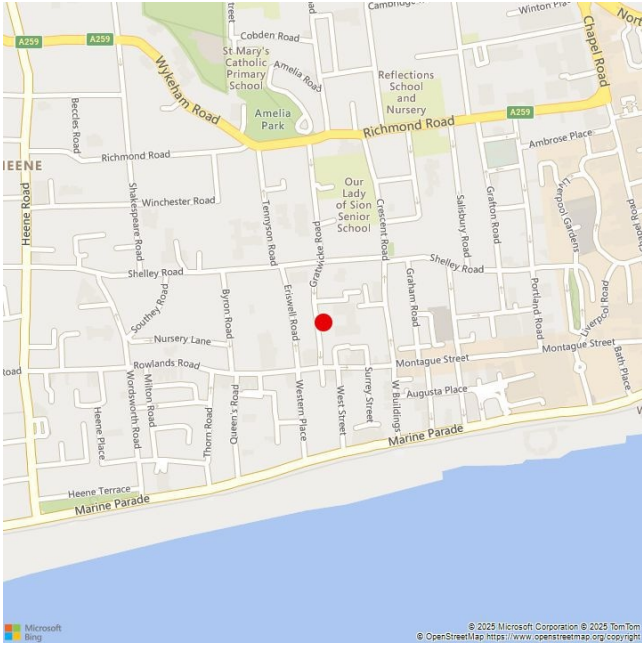
We are informed that VAT is not applicable on the terms quoted.

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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