



FREEHOLD FOR SALE/RESTAURANT TO LET

- Fully Fitted Premises
- 100% Rate Relief (STS)
- Car Parking available
- Busy Thoroughfare
- Two Bedroom Self Contained Flat

Interested in this property? Please contact us on 01903 792785

58 HAM ROAD, WORTHING, WEST SUSSEX, BN11 2QX

Location

Ham Road lies just east of Worthing town centre and benefits from good visibility and footfall. The location offers convenient access to Worthing's main shopping areas, seafront, and transport links. Worthing railway station is approximately a 15-minute walk away, providing regular services to Brighton, London, and surrounding areas. The A259 coast road is easily accessible, offering direct routes to Brighton (11 miles east) and Chichester (18 miles west).

Description

This well-positioned end-of-terrace property offers an excellent opportunity for both occupiers and investors. Located on the popular Ham Road in Worthing, it is available either as a freehold sale, which includes a self-contained two-bedroom flat on the first floor, or as a ground floor restaurant to let.

The ground floor comprises a well-presented and fully fitted restaurant, accessed via an entrance porch that leads into a welcoming bar area with stools. The main dining space comfortably accommodates approximately 50 covers and benefits from spotlights, wall lighting, ceiling fans, gas central heating, and double glazing. To the rear, there are separate male and female WCs, a fully equipped commercial kitchen with extraction, and an outdoor walk-in fridge. The property also benefits from side and rear access, offering operational flexibility. Fixtures and fittings are available by negotiation and a full inventory can be provided.

Included with the freehold sale is a self-contained two-bedroom flat located on the first floor. With its own private access, this flat is ideal for an owner-occupier or can be let out separately to generate additional income.

Externally, the property benefits from a rear garden and off-road parking for two vehicles at the rear.

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Ground Floor	1,158	107.58
First Floor	543	50.44
Total floor area:	1,701	158.02

Tenure

Freehold - Available with vacant possession.

Leasehold - Ground floor restaurant available to let on a new lease (terms to be agreed).

Price

Offers are invited in the region of £600,000 for the freehold interest.

Rent

Rental offers are invited in the region of £17,500 per annum, exclusive for the ground floor.

Business Rates

The rateable value from April 2024 provided by the Valuation Office Agency is £9000. The small business rates for the financial year (2024 - 2025) is 47.1p in the £ making the rates payable approx. £4491.00. 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 has been requested.

VAT

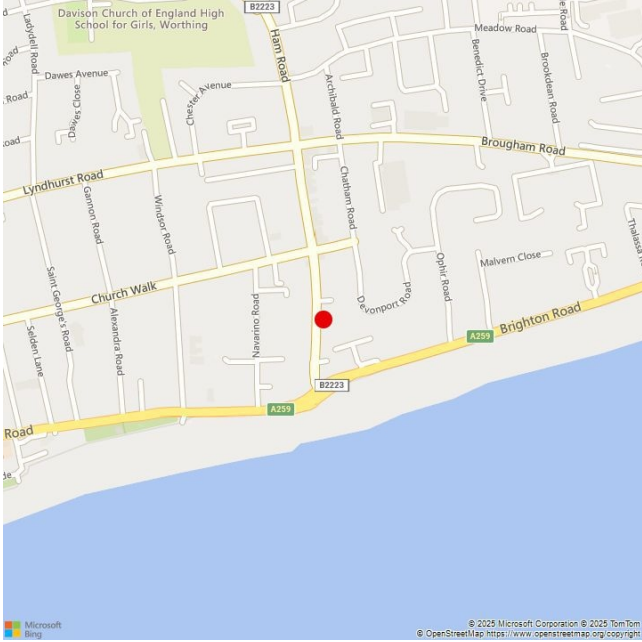
We are informed that VAT is applicable on the terms quoted.

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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