



## ESTABLISHED TAKE AWAY BUSINESS FOR SALE

- Fully Fitted Premises
- Property Would Suit Owner Occupier
- 100% Rate Relief (STS)
- Two Bedroom Apartment
- Garage

Interested in this property? Please contact us on 01903 792785

# WORTHING FISH N CHIPS, DOWNLANDS PARADE, 3 UPPER BRIGHTON ROAD, WORTHING, WEST SUSSEX, BN14 9JH

### Location

Worthing Fish N Chips occupies a prominent position on Downlands Parade, situated directly on Upper Brighton Road (A27) in the Broadwater area of Worthing, West Sussex. This is a well-established and busy local shopping parade, benefitting from a high volume of both passing traffic and footfall throughout the day.

Worthing town centre is approximately 2 miles to the south, while Brighton is around 11 miles to the east and Chichester 18 miles to the west, all connected via the A27. Public transport links are strong, with bus routes passing the parade and nearby rail stations providing access to regional and London-bound services.

### Description

An opportunity to acquire a well-established traditional fish and chip shop, ideally located on Upper Brighton Road within Downlands Retail Parade. The premises benefit from strong local footfall and high visibility.

The premises are well-presented and equipped with a full commercial kitchen setup, including frying ranges, food preparation counters, fridges, freezers, and associated cooking equipment. A rear prep area and dry store are included. The front-of-house area is clean and functional, with a welcoming customer counter.

A two bedroom flat is located on the first floor with shared access from the rear via an external staircase and comprises of two double bedrooms, fitted kitchen, bathroom and living room.

Further benefits include full extraction and 100% rate relief.

The business is offered fully equipped and ready to trade. All fixtures and fittings are included in the sale, subject to inventory.

Externally, there is a garage in a compound, off road parking and a rear garden.

### Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Total floor area:	1,137	105.63

### Tenure

The property is To Let on a new lease for a term to be agreed.

### Rent

The rent is currently £14,000 per annum, exclusive.

### Premium

Price on Application (POA) for the business, including fixtures and fittings.

### Business Rates

The rateable value from April 2024 provided by the Valuation Office Agency is £5700. The small business rates for the financial year (2024 - 2025) is 47.1p in the £ making the rates payable approx. £2,844.30. 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 property has an EPC rating of D - 79.

### VAT

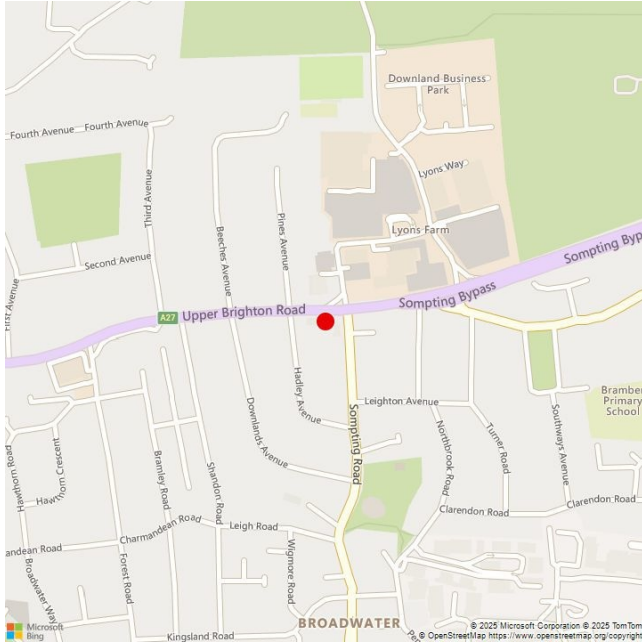
We are informed that VAT is not applicable on the terms quoted.

### 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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