

**Lot 29, 121-127a Rowlands Road & 76-78 Heene Road, Worthing,
West Sussex BN11 3LA**

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



Property Information

High Yielding Freehold Retail Parade & Residential Ground Rent Investment

- Comprises 6 shops (two sold off) and three flats (sold off)
- Includes a mix of independent retailers including a Bakery, Nail Bar and Massage Parlour
- Nail Bar let in November 2025
- Bakery tenant break option not exercised in March 2025
- Prominent corner position
- VAT-Free Investment

Lot

29

Auction

12th February 2026

Rent

£28,000 per Annum
(2)

Sector

High Street Retail, Residential

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles	11 miles west of Brighton, 24 miles east of Crawley, 54 miles south of Central London
Roads	A27, A24
Rail	Worthing Rail Station (direct to London Victoria)
Air	London Gatwick Airport

Situation

The property forms a prominent corner parade at the junction of two main streets within a well-established residential and retail neighbourhood area. Neighbouring occupiers include SPAR convenience store, Morrisons Daily and a range of local retailers.

Tenure

Freehold.

EPC

The EPC's will be available to view online in the solicitor's legal pack.

Description

The property is arranged on the ground and first floors, comprising six shops on the ground floor and three residential flats on the first floor. Four of the shops are let on separate leases, while two of the shops and all of the flats have been sold off on long leases.

VAT

VAT is not applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x. (4)
127a Rowlands Road	Ground	Retail	32.20	(347)	J.JIAO t/a Tranquillity	5 years from 20/01/2025	£6,000
121-123 Rowlands Road	Ground	Chemist	-	-	INDIVIDUAL t/a Unicare Pharmacy	999 years from 24/02/2025	Peppercorn
125-127 Rowlands Road	Ground	Retail	47.57	(512)	MEOW NAILS LIMITED t/a Meow Nail Spa	5 years from 5/11/2025 (1)	£10,000 (2)
76 Heene Road	Ground	Retail	21.80	(235)	J.JIAO t/a Tranquillity	5 years from 20/01/2025	£7,000
78 Heene Road	Ground	Retail	21.80	(235)	SECOND BEST LTD t/a Bakery	7 years from 06/03/2023 (3)	£5,000
80 Heene Road	Ground	Retail	-	-	INDIVIDUAL t/a West End Barbers	999 years from 20/12/2024	Peppercorn
Flats 1-3 Heene Corner	First	Residential	-	-	INDIVIDUALS	3 leases each let for a term of 174 years from 24/06/1991	Peppercorn
Total Commercial Area			123.37	(1,329)			£28,000

(1) The lease is subject to a tenant only break option on 5/11/2028

(2) Please note that the lease to Meow Nails Limited is subject to fixed rental increases to £9,000 pa in November 2026 and £10,000 pa in November 2027. The vendor will make an allowance to top-up the rent to £10,000 pa from completion of the sale until the fixed rental increase in November 2027 - please see Special Conditions of Sale.

(3) The tenant did not exercise their March 2025 break option

(4) Please note that all the tenants pay their rents monthly

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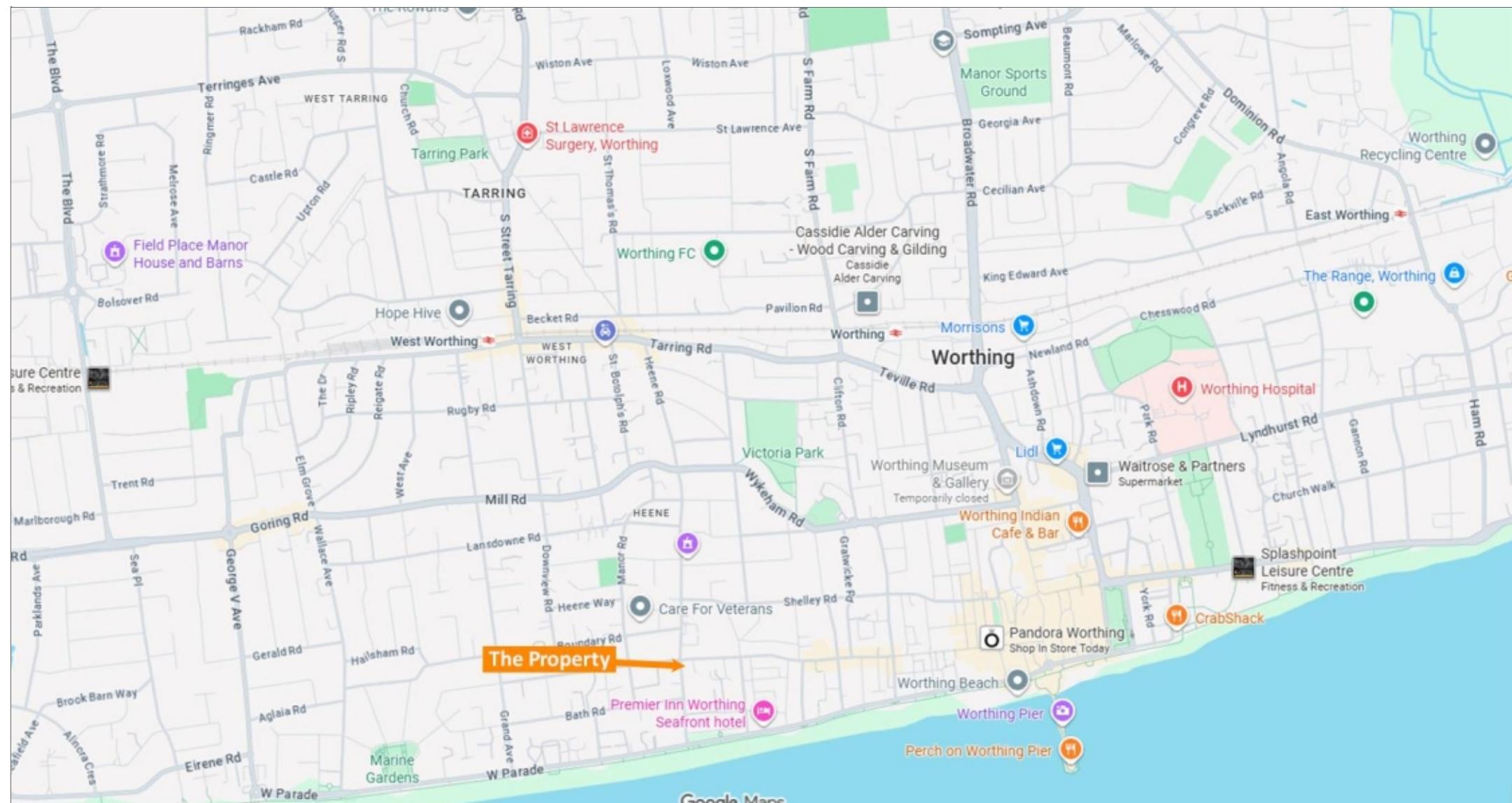
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2024