

Lot 58

£10,000 per annum exclusive

207 Tarring Road, Worthing, West Sussex BN11 4HN Freehold Retail and Residential Investment



Key Details

- Retail unit let to Office First Limited
- Located on busy local retail parade 2 minutes from West Worthing Rail Station
- Situated in a densely populated residential area
- Nearby occupiers include a Co-operative convenience store and Enterprise Rent-A-Car

On Behalf of a Major Fund Manager

Location

Miles: 1 mile east of Worthing town centre
12 miles west of Brighton
Roads: A24, A259
Rail: West Worthing and Worthing Rail Stations
Air: Gatwick Airport

Situation

The property is prominently situated on the busy Tarring Road, forming part of a local retail parade approximately a 2 minute walk from West Worthing Rail Station. Tarring Road is surrounded by a densely populated residential area, 1 mile east of Worthing town centre. Nearby occupiers include a Co-operative convenience store and Enterprise Rent-A-Car.

Description

The property comprises a ground floor retail unit with a self-contained four bedroom maisonette on the first and second floors which has been let on a long lease.

Tenure

Freehold.

VAT

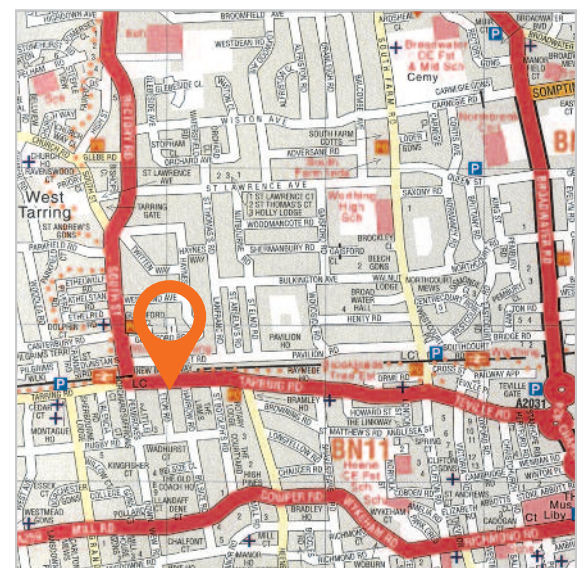
VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
207	Ground	Retail	161.65 sq m (1,740 sq ft)	OFFICE FIRST LIMITED	3 years from 01/12/2017 (1)	£10,000	30/11/2020
207a	First/Second	Residential	4 Bedroom Maisonette	SEABREEZE INVESTMENTS LIMITED	189 years from 20/05/2000	Peppercorn	19/05/2189
Total Commercial Area:			161.65 sq m (1,740 sq ft)			£10,000	

(1) The lease provides an option to determine on 01/12/2018.



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