

33 & 33a Goring Road,
Worthing, West Sussex BN12 4AR
Freehold Retail/Residential Investment

Lot 28

£23,000 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground First/Second	Retail Maisonette comprising 3 beds, lounge, dining room, kitchen, bathroom & WC	60.1 sq m - (647 sq ft) (-)	J.D PERRY (-)	15 years from 09/10/2008 on a full repairing and insuring lease	£23,000
Total Commercial Area		60.1 sq m (647 sq ft)			£23,000

Key Details

- Entirely let to tenant trading as James Perry Interiors until October 2023
- Includes substantial 3 bed maisonette and rear garage
- Separate access from front to maisonette
- Asset management opportunities
- VAT-free investment

Location

Miles: 12 miles west of Brighton
19 miles east of Chichester
Roads: A24, A27
Rail: West Worthing
Air: London Gatwick

Situation

Worthing is a large seaside town on the south coast, 12 miles west of Brighton. The property is located on the south side of Goring Road, in a prominent position near the junction with George V Avenue, about 2 miles west of Worthing town centre. Nearby retailers on Goring Road include Costa Coffee, Boots the Chemist, Co-op Food, Tesco Express and Iceland, as well as a number of independent retailers.

Description

The property comprises a ground floor shop with a three bedroom maisonette arranged on the first and second floors, accessed separately from Goring Road. The property benefits from a garage to the rear.

Tenure

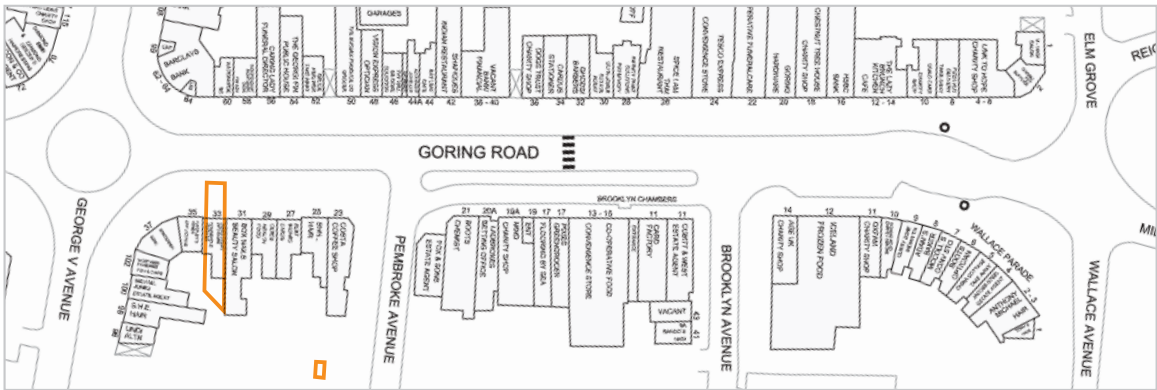
Freehold.

VAT

VAT is not applicable to this lot.

Energy Performance Certificate

Band D. See legal pack at acuitus.co.uk



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus
David Margolis
+44 (0)20 7034 4862
david.margolis@acuitus.co.uk

Acuitus
George Goucher
+44 (0)20 7034 4860
george.goucher@acuitus.co.uk

Associate Auctioneer:
Graham Atkinson
+44 (0)1494 689603
gra@jaggardmacland.co.uk



Seller's Solicitors: DMH Stallard LLP
Heather Lee
+44 (0)1293 605092
heather.lee@dmhstallard.com