

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

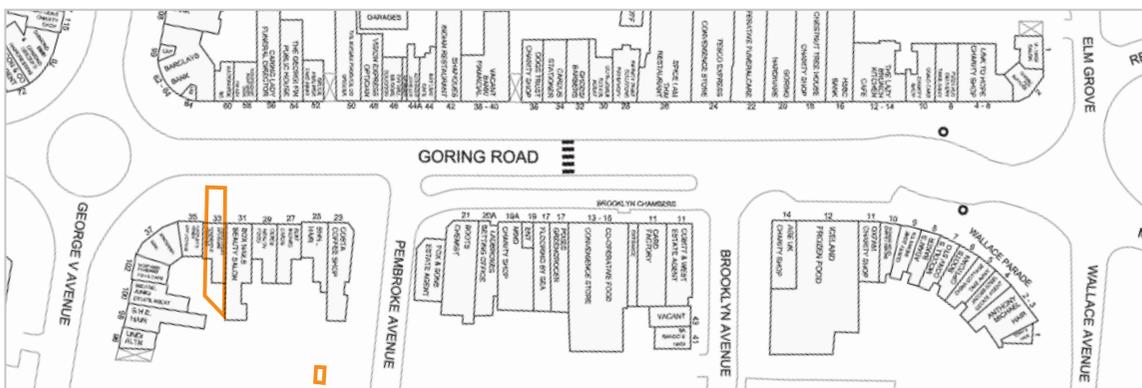
Freehold.

VAT

VAT is not applicable to this lot.

Energy Performance Certificate

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



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