



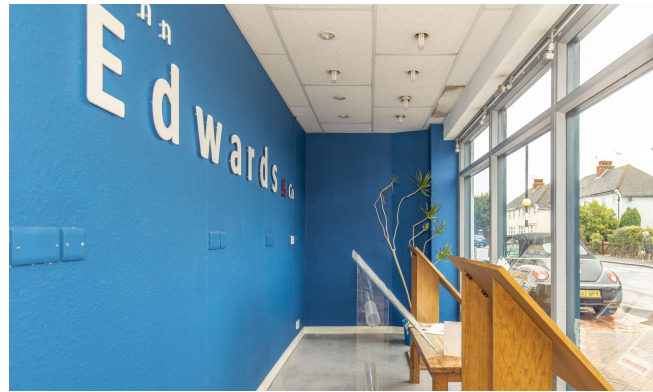
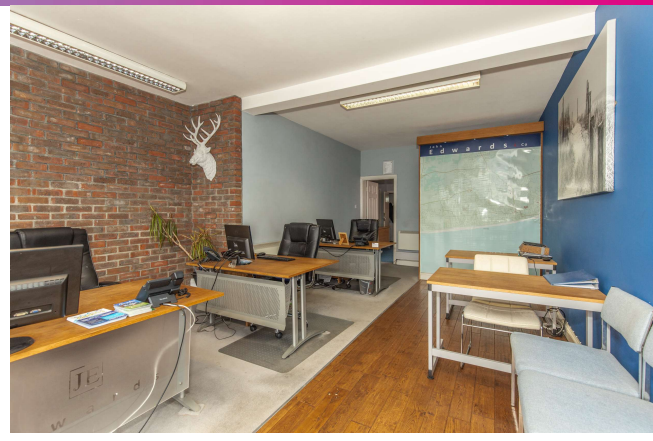
**RETAIL / OFFICE /  
INVESTMENT OPPORTUNITY**

921 Sq Ft  
(85 Sq M)

**Offers in Excess of £275,000**

**Rare Freehold  
Opportunity  
Including Two  
Vacant Ground  
Floor Shops /  
Offices**

- + Situated On Popular Neighbourhood Shopping Parade
- + Vacant Shops Ready For Immediate Occupation
- + Prominent Position With 24ft Window Frontage
- + Potential To Produce £22,000 Per Annum
- + Close To Worthing Train Station
- + On-Street Parking On Nearby Roads



## Location

Worthing with a population in excess of 100,000 is a popular seaside town located in between the cities of Brighton (13 miles east) and Chichester (18 miles west) on the southcoast of England. South Farm Road is a mixed commercial and residential road linking the A27 to the north to the A259 coastal road to the South and is one of the main thoroughfares into the Town Centre. Nearby occupiers include a mixture of retail, office, food / drink occupiers and a mix of schools / colleges. Local bus routes are nearby and Worthing mainline railway station is nearby with regular services to London, Brighton and Littlehampton.

## Description

A rare opportunity to acquire the freehold of building to include two prominent ground floor shops / offices. The units could be combined or used as two separate premises and would suit a variety of commercial uses, subject to gaining the necessary planning consents. Both benefit from a kitchenette, WC, a small rear courtyard with a pedestrian right of way fire escape access to St Lawrence Lane. There are two flats above which are sold off on long leases with approximately 80 and 87 years remaining.

## Accommodation

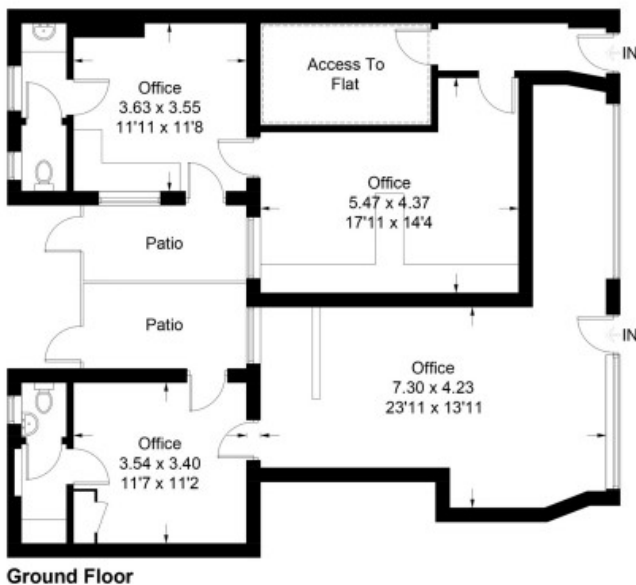
Floor / Name	SQ FT	SQM
<b>111 South Farm Road</b>		
Front Retail / Office Area	302	28
Rear Retail / Office Area	132	12
<b>113 South Farm Road</b>		
Front Retail Area	92	8
Rear Office (Main)	256	24
Rear Office	139	13
<b>Total</b>	<b>921</b>	<b>85</b>



## Floor Plan

**111-113 South Farm Road, Worthing, BN14 7AX**

Approximate Gross Internal Area = 97.6 sq m / 1050 sq ft



## Terms

The first floor flats are sold off on long leases with approximately 80 and 87 years remaining. The leaseholders are responsible for contributing 33% each towards the yearly buildings insurance premium and 33% each for any external works required in order to maintain the exterior of the building to a fair and reasonable standard. There is no ground rent payable. The ground floor shops are offered with vacant possession upon completion.

## Planning

Historically 111 & the front part of 113 have traded as an Estate Agency under the former A2 (Financial & Professional Services) use class. The rear office at 113 has traded as a variety of office accommodation under a mixture of former A2 and B1 use class. Interested parties are asked to contact Adur & Worthing Council's planning department to ascertain the exact use class and to ensure that it is suitable for their intended purpose.

## Business Rates

According to the Valuation Office Agency the properties have the following rateable values:

Shop 111 - £6,300

Shop 113 - £3,650

## Summary

- + **Price** – Offers in Excess of £275,000
- + **VAT** – Not charged on purchase price
- + **Legal Costs** – Each party to pay their own
- + **EPC** – E 113
- + **AML** – In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser

## Viewing & Further Information

**Chelsea Adams**

01903 251 600 / 07508 326804

[chelsea@justiceandco.co.uk](mailto:chelsea@justiceandco.co.uk)

**Jon Justice**

01903 251 600 / 07398 163431

[jon@justiceandco.co.uk](mailto:jon@justiceandco.co.uk)

307 Goring Road, Worthing, BN12 4NX

[www.justiceandco.co.uk](http://www.justiceandco.co.uk)