



FREEHOLD INVESTMENT OPPORTUNITY

- Centrally Located
- Suit a Variety of Different Uses STNC
- Income Producing
- Possible Development Potential STP

Interested in this property? Please contact us on 01903 792785

10 HIGH STREET, WORTHING, WEST SUSSEX, BN11 1NU

Location

Situated in the heart of Worthing town centre, close to the seafront, main shopping parades and within easy reach of Worthing mainline station.

Description

A substantial premises made up of two adjoining units each with separate entrances. The building is let to Group Entertainment Ltd trading as Angels Bar & Nightclub. The premises are let on a 15 year lease at a current annual rent is currently £125,000, rising to £135,000 from 2025 for the remainder of the term.

The premises are predominantly open plan and consist of a part mezzanine seating area with bar which overlooks the main dance area located on the ground floor, comprising of bar, seating booths and DJ area. An internal door leads to a further self contained bar area with dance floor and additional seating.

This substantial premises has potential for future development STP.

NB Please note there have been some alterations, including repositioning of the main bar, since this floor plan was prepared.

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Total floor area:	8,011	744.22

Tenure

Freehold Investment

Price

Offers are invited in the region of £1,250,000 for the freehold interest.

Business Rates

The rateable value from April 2023 provided by the Valuation Office Agency is £48,000. The small business rates for the financial year (2023 - 2024) is 49.9p in the £ making the rates payable approx. £23,952.00.

EPC

The property has an EPC rating of D - 76.

VAT

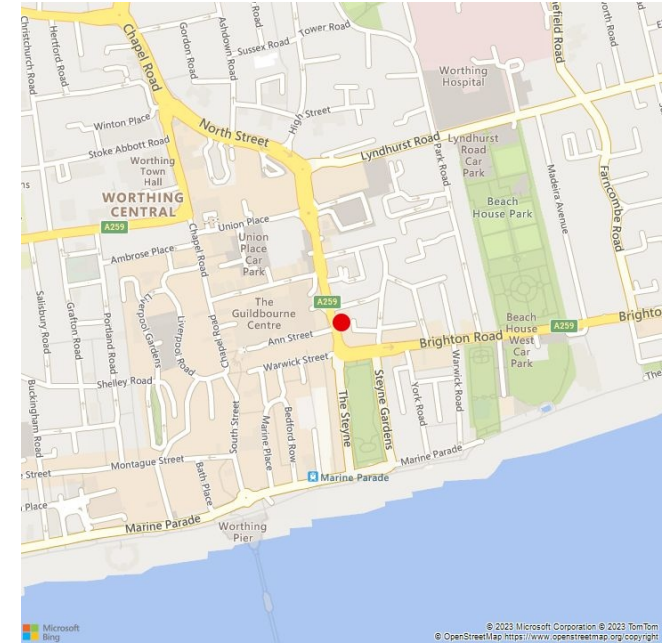
We are informed that VAT is not applicable on the terms quoted.

Use

We understand the premises benefit from Class E use however, we would advise any potential tenant to check with the Planning Department to ascertain if their use is permitted.

Legal Fees

Each party is responsible for their own legal fees in this transaction.



Viewing

Strictly by appointment with Agents, Jacobs Steel.



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