



## FREEHOLD INVESTMENT FOR SALE

- Income Producing
- Prime Thoroughfare

Interested in this property? Please contact us on 01903 792785

# 28-30 GORING ROAD, GORING-BY-SEA, WORTHING, WEST SUSSEX, BN12 4AD

## Location

Situated on this extremely popular secondary shopping parade in West Worthing with many well known national and popular independent retailers, including banks, cafes, restaurants and bars.

## Description

The property comprises two commercial units on the ground floor currently let to Aspire Residential & The Chip Shop producing an annual rent of £30,000 pa plus VAT. The upper parts have been sold off on long leases.

Please contact the office for more information.

## Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Unit 1	543	50.44
Unit 2	579	53.79
<b>Total floor area:</b>	<b>1122</b>	<b>104.23</b>

## Tenure

Freehold investment.

## Price

Offers are invited in the region of £400,000 for the freehold interest.

## Business Rates

Business rates to be assessed.

## EPC

An EPC has been requested.

## VAT

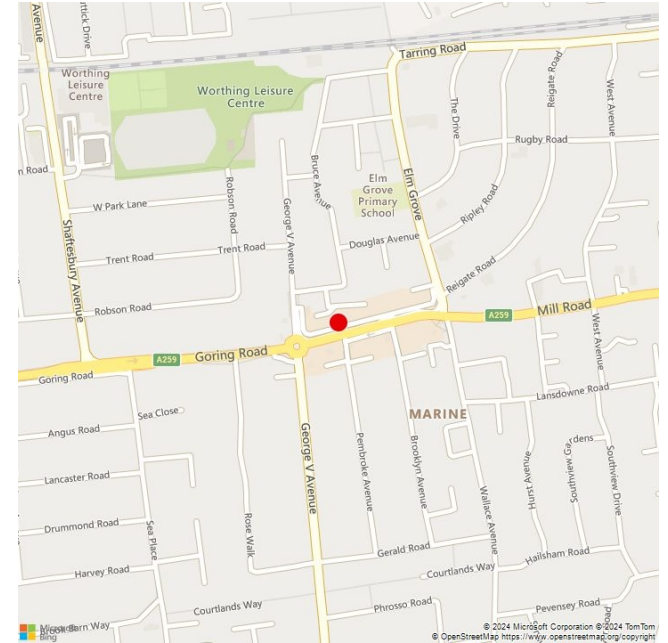
We are informed that VAT is applicable on the terms quoted.

## 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 Sole Agents, Jacobs Steel.



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