



## HIGH STREET BUSINESS FOR SALE

- Property Includes Self Contained 2 Bed Flat
- Car Parking Available
- Fully Fitted Premises
- Overall Rent of £18,960 Per Annum

Interested in this property? Please contact us on 01903 792785

# 161 TARRING ROAD, WORTHING, WEST SUSSEX, BN11 4HH

## Location

The property is situated in a prime corner position of Tarring Road & Heene Road parade of shops. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 1 mile away. The nearest main line station is West Worthing which is approximately 0.3 miles away. Bus services run nearby on Tarring Road local shops and restaurants can be found on Tarring Road.

## Description

High street business for sale.

The subject property is arranged over three floors. The ground floor takeaway business consists of a small waiting/seating area, kitchen, preparation room and staff WC. The two bedroom self contained flat is assessed via an external staircase to the rear of the property. The flat is arranged over the first and second floor of the building. The property also benefits from off road parking for multiple vehicles to the side of the building.

Flexible lease terms are on offer and the business can be sold with all equipment/appliances.

## Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Commercial premises	602	55.93
Flat	796	73.95
<b>Total floor area:</b>	<b>1398</b>	<b>129.88</b>

## Tenure

There is a lease which held for a term of 15 years from 2017.

## Price

Offers are invited in the region of £70,000 for the lease, business and fixtures and fittings.

## Business Rates

The rateable value from April 2023 provided by the Valuation Office Agency is £5600. The small business rates for the financial year (2023 - 2024) is 49.9p in the £ making the rates payable approx. £2794.40. However, since the premises have a rateable value of lower than £12,000, occupiers can expect to benefit from 100% rate relief, subject to status.

## EPC

The property has an EPC rating of C - 75. The flat has an EPC rating of E - 42.

## VAT

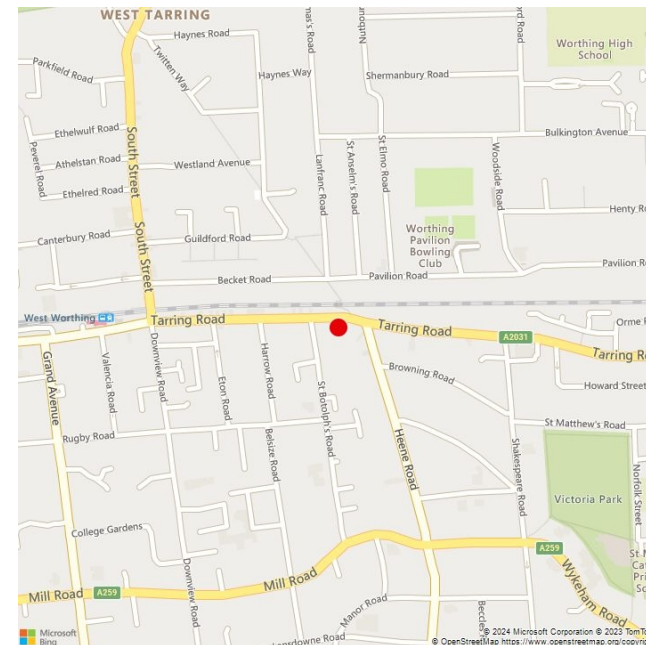
We are informed that VAT is applicable on the terms quoted.

## 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.



**Leigh Doherty**  
01903 792785  
leighdoherty@jacobs-steel.co.uk



**Nichola Charles**  
01903 792785  
nicholacharles@jacobs-steel.co.uk

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