



FREEHOLD INVESTMENT FOR SALE

- Comprising of 7 Apartments
- Centrally Located
- Income Producing
- Off Street Parking

Interested in this property? Please contact us on 01903 792785

23 & 25 WARWICK GARDENS, WORTHING, WEST SUSSEX, BN11 1PF

Location

Located in the heart of Worthing town centre with its comprehensive shopping amenities, restaurants, pubs and cinemas. Worthing seafront is located just a short walk away, approximately 300m. The nearest main line station is Worthing which is approximately 0.8 miles away with regular coastal bus services running nearby.

Description

Two substantial adjoining semi-detached properties comprising in total 7 self-contained apartments spread over 2 properties and accessed via a communal entrances. Each apartment consists of a living/bedroom area, private bathroom and kitchen. Three of the ground floor flats benefit from direct access to the communal rear gardens. The property is fully let and income producing. There is a potential for extension to the rear of the properties (STP).

The properties are available individually, subject to negotiation.

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
23 Warwick Gardens	1,214.76	112.85
25 Warwick Gardens	1,214.1	112.79
Total floor area:	2,428.86	225.64

Tenure

Freehold investment

Price

Offers are invited in the region of £825,000 for the freehold interest.

Rent

The overall income for the property is £58,800 per annum. In our opinion, the rents could potentially be increased.

EPC

EPC's available on request.

VAT

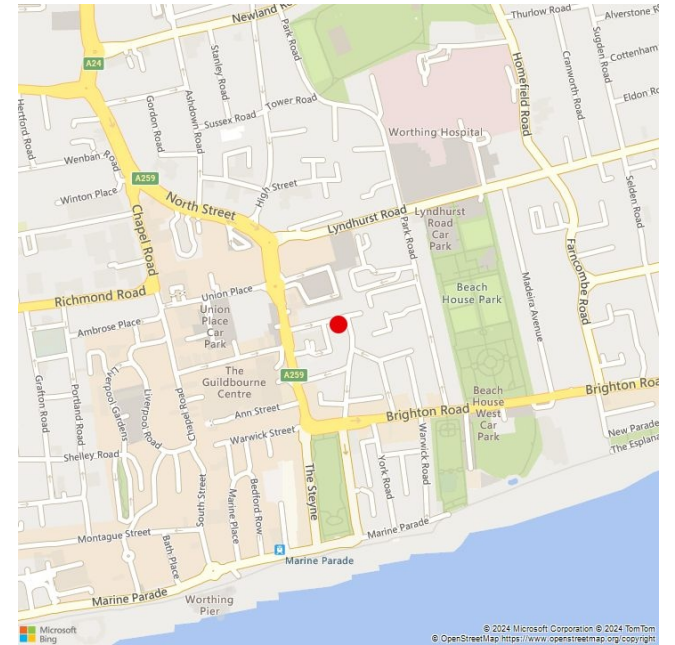
We are informed that VAT is not applicable on the terms quoted.

Use

We understand the premises benefits from C3/C4/Sui Generis 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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