



FULLY FITTED TAKE-AWAY AND MAISONETTE FOR SALE

- Front forecourt/Parking
- Fully Fitted Take-Away on Ground Floor
- Ideal For an Owner Occupier
- 100% Rate Relief (STS)

Interested in this property? Please contact us on 01903 792785

DOMINION BUILDINGS, 6 DOMINION ROAD, WORTHING, WEST SUSSEX, BN14 8LE

Location

Situated just south of the popular area of Broadwater, with local shopping facilities to be found in the immediate area, to include Tesco, but with multiple independent retailers. Additional shopping facilities can be found in Worthing town centre, with its mainline railway station, theatres, bars, restaurants, cinema and seafront promenade. The nearby A27 and A24 provide access along the South coast and into London. The area is also well served with schools for all ages and recreational facilities.

Description

This mid-terraced, three-story property is currently trading as a Chinese Take-Away, but will be sold with full vacant possession. The property benefits from a front forecourt / parking area, a fully fitted ground floor take-away, and a two bedroom maisonette, with a loft room. Further benefits include gas central heating, double glazing and a fully fitted ground floor take-away.

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Ground floor take-away	531	49.33
Maisonette	566	52.58
Total floor area:	1,097	101.91

Tenure

Freehold For Sale

Price

Offers are invited in the region of £375,000 for the freehold interest.

Business Rates

The rateable value from April 2023 provided by the Valuation Office Agency is £6,000. The small business rates for the financial year (2023 - 2024) is 49.9p in the £ making the rates payable approx. £2,826. 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 maisonette has an EPC rating of D - 58
The shop EPC is to follow.

VAT

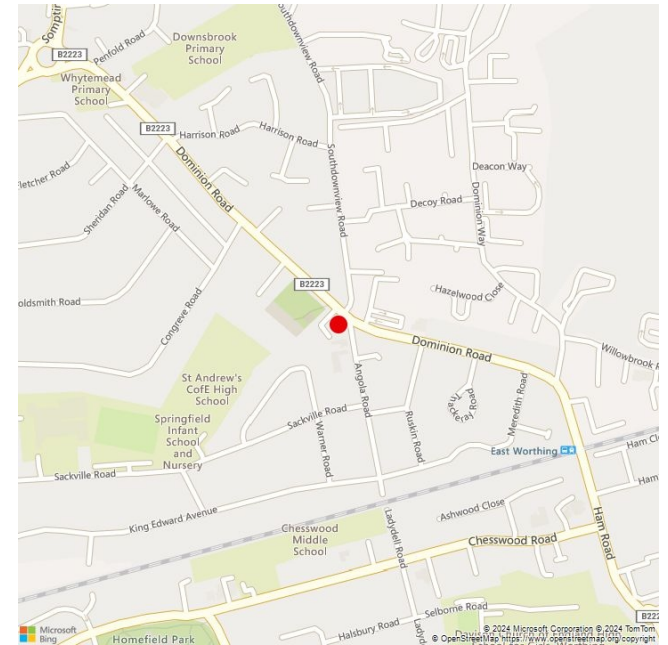
We are informed that VAT is not applicable on the terms quoted.

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 Sole Agents, Jacobs Steel.



Leigh Doherty

01903 792785

leighdoherty@jacobs-steel.co.uk



Nichola Charles

01903 792785

nicholacharles@jacobs-steel.co.uk

Disclaimer: These particulars are for general information purposes only and do not represent an offer of contract or part of one. Jacobs Steel has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Jacobs Steel have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise.

Jacobs | Steel