



**RETAIL / OFFICE /
RESIDENTIAL
DEVELOPMENT (stpc)**

1,291 Sq Ft
(120 Sq M)

Offers In Excess of £385,000

Rare Vacant Freehold Retail & Office Premises with Residential Potential (stpc)

- + Situated on Popular Goring Road
- + Close to Costa Coffee, Tesco Express, Pizza Hut, Boots & Toby Carvery
- + Ground, First & Second Floors. Self Contained Upper Parts.
- + Suit Owner Occupier, Investor or Developer
- + Potential to Produce £33,000 Per Annum
- + Freehold with Full Vacant Possession
- + Viewing Highly Recommended



Location

Worthing is a popular seaside town located approx 13 miles west of the city of Brighton and 18 miles east of the cathedral city of Chichester. Worthing has a population in excess of 105,000 and has superb transport links via the A24, A27 and A259 roads whilst the town also benefits from three railway stations which provide regular services along the southcoast and north to London, the nearest station of West Worthing is 1/4 mile to the east. The popular Goring Road shopping parade is situated less than 1 mile from Worthing town centre. Other occupiers within the road include Tesco Express, Iceland, Co-Op, Pizza Hut, Toby Carvery and a host of independent retailers and office occupiers.

Description

An excellent opportunity to purchase the freehold interest of a three storey mid-terrace property situated along the popular Goring Road. The property which is considered suitable for investment, owner occupation or development is offered for sale with full vacant possession throughout. The premises comprise of a ground floor, open plan, refurbished office / retail premises with self contained first and second floor which historically have provided office accommodation. Having undergone refurbishment in 2020 the ground floor presents in superb internal condition and is ready for immediate occupation with no Landlord investment required. Key features include suspended ceiling with inset LED lighting, carpeting throughout, burglar alarm (not tested), ample electrical sockets and air conditioning. To the rear there is a small kitchenette and WC facilities. The property is extremely spacious and light with double glazing and 10ft window frontage. The first and second floors are accessed via separate pedestrian door off Goring Road with internal staircase leading to two floors of cellular office rooms with separate kitchen and WCs. The offices could, subject to gaining the necessary planning consents be re-developed into a residential flats or made open plan for further commercial letting.

To the rear of the property is a single garage of traditional brick construction under a felt roof. The garage is currently vacant.

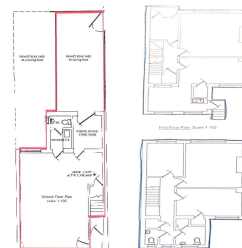
Accommodation

	SQ FT	SQM
Ground Floor Offices / Retail Area	449	42
First & Second Floor Offices	842	78
Total	1,291	120

Terms

The property is available freehold with full vacant possession.

Floor Plans



The floor plans are available in a larger format but are for indicative purposes only.

Summary

- + **Price** – Offers In Excess of £385,000
- + **VAT** – Not to be Charged
- + **Rates Payable (GF)** - £10,000 (**UF**) - £5,100
- + **Legal Costs** – Each party to pay their own
- + **EPC** – C(75) & D(76)

Viewing & Further Information

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