

RETAIL SHOP & HMO INVESTMENT - FOR SALE

1,055 sq.ft (98.0 sq.m)



Oakley

Your Sussex Property Expert



2 Gratwicke Road, Worthing BN11 4BH

- Retail & HMO investment for sale
- Fully let
- Excellent condition throughout
- Close to Worthing town centre

FOR SALE

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LOCATION

The property is situated near the coastline of West Sussex, on Gratwicke Road in Worthing. It is at the heart of a vibrant and welcoming community. Local shops, cafes and restaurants, as well as multiple independent retailers, surround the area. The premises is located 0.5 miles from the town centre and Worthing mainline train station. The subject property is located in a prominent position off Montague Street.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN11 4BH.

DESCRIPTION

The premises is a fully let investment with a café/retail unit on the ground floor and a fully let income producing HMO on part ground floor and upper parts of the property. The premises comprises a ground floor, predominantly open plan lock up retail shop with a current rent of £7,200 per annum. The HMO is let to a charity in its entirety and produces an income of £36,000 per annum.

ACCOMMODATION

The accommodation briefly comprises:

	<i>SQ.FT</i>	<i>SQ.M</i>	<i>RENT</i>
<i>Ground floor retail</i>	<i>489</i>	<i>45.4</i>	<i>£7,200</i>
<i>HMO</i>	<i>566</i>	<i>52.6</i>	<i>£36,000</i>
<i>Total accommodation</i>	<i>1,055</i>	<i>98.0</i>	<i>£43,200</i>

TENURE

The freehold of the property is available to purchase.

PRICE

Offers in the region of £525,000.

VAT

VAT will not be chargeable on the terms quoted.

USE / PLANNING

We understand the property has the use class E of the Town and Country Planning Act 2020, but we advise any potential tenant to liaise with the planning authority. The HMO is licensed and registered.

BUSINESS RATES

The current Rateable Value provided by the Valuation Office Agency www.voa.gov.uk for the retail element is £3,850.

However, since the premise has a rateable value lower than £12,000, occupiers can expect to benefit from 100% rate relief, subject to status: <https://www.gov.uk/calculate-your-business-rates> .

ENERGY PERFORMANCE CERTIFICATE

The EPC for the property is E-54.

LEGAL FEES

Each party is responsible for their own legal fees.

VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent, Oakley Property.



James Hamblyn
01273 627 411
james.hamblyn@oakleyproperty.com



David Marsh
01273 054 583
david.marsh@oakleyproperty.com

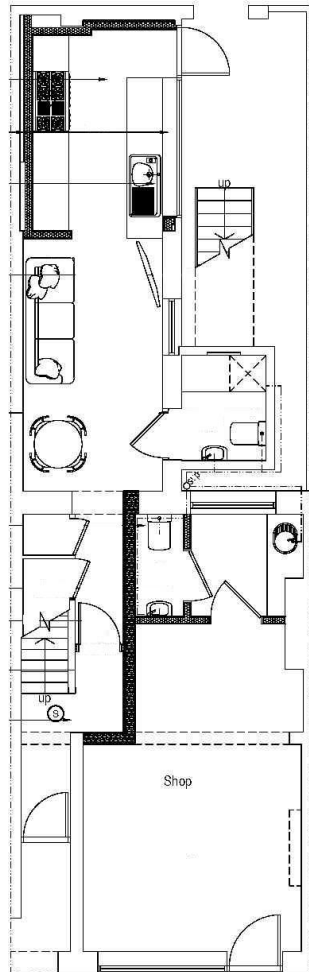
Main switchboard: 01273 688 882

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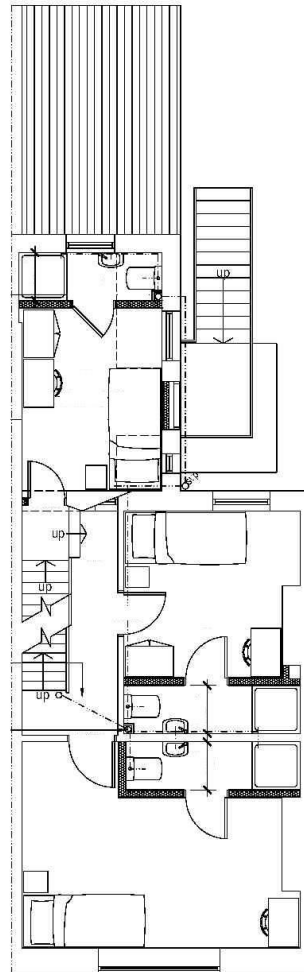
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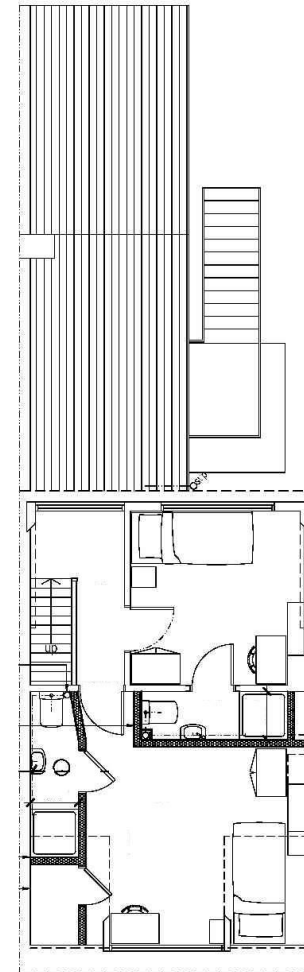
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Ground Floor Plan



First Floor Plan



Second Floor Plan

All images, maps, plans and boundaries are for reference purposes and not to scale.

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