



## West Buildings, Worthing

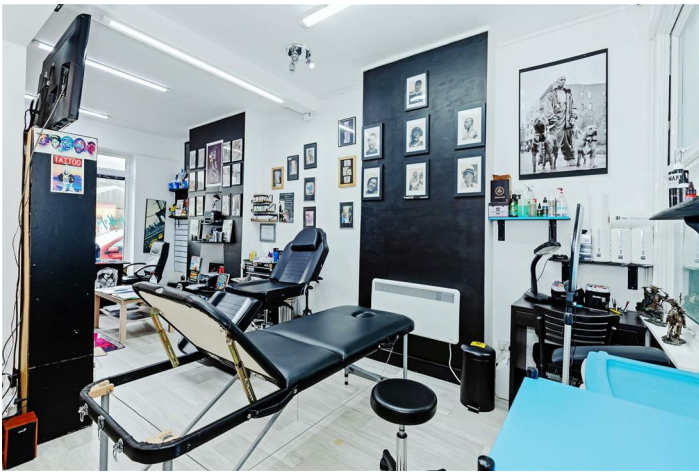
Asking Price  
£135,000  
Freehold

- Attractive Window Frontage
- Located in Worthing's Town Centre
- Freehold Investment Opportunity
- No Business Rates Payable
- Let To Long term Tenant
- Yards from the Beach
- Busy Promenade with Plenty of Foot Fall
- Plenty of Town Centre Parking Nearby
- EPC Rating - D
- Council Tax Band - A

We are delighted to offer to market this rarely available freehold shop situated in this busy promenade just yards from the beach and town centre shops with easy access parking nearby and plenty of foot fall. The unit offers mixed use and is let to a long term tenant.

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Robert  
Luff & Co  
Sales | Lettings | Commercial



## Accommodation

### Front Shop 11'1" x 11'1" (3.38 x 3.38)

Double glazed display window and door, laminate wood flooring, telephone point, serving counter, door leading into;

### Service Area 11'2" max x 8'9" (3.40 max x 2.67)

Frosted double glazed window, telephone point, laminate wood flooring.

### Storage Room 10'0" x 8'9" (3.05 x 2.67)

Frosted double glazed window, laminate wood flooring, door to rear and door leading into;

### W/C

Frosted double glazed window, low level flush w/c, wash hand basin set into vanity unit.

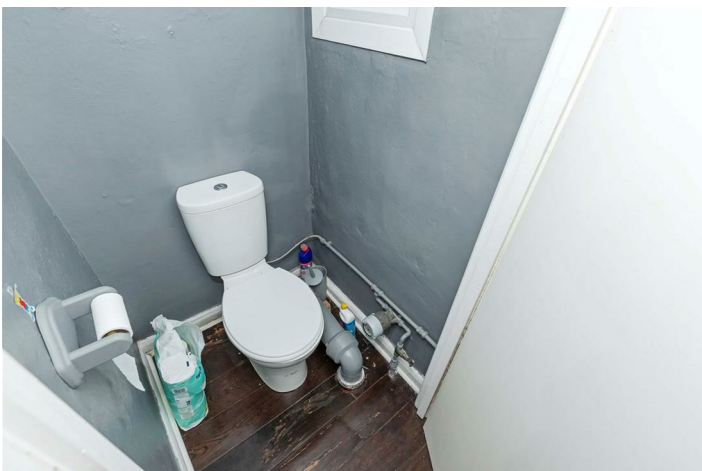
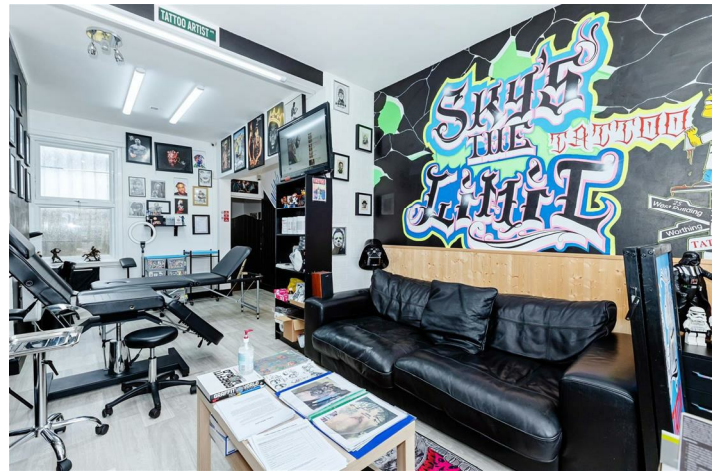
### Outside

Patio area with gate to rear access pathway.

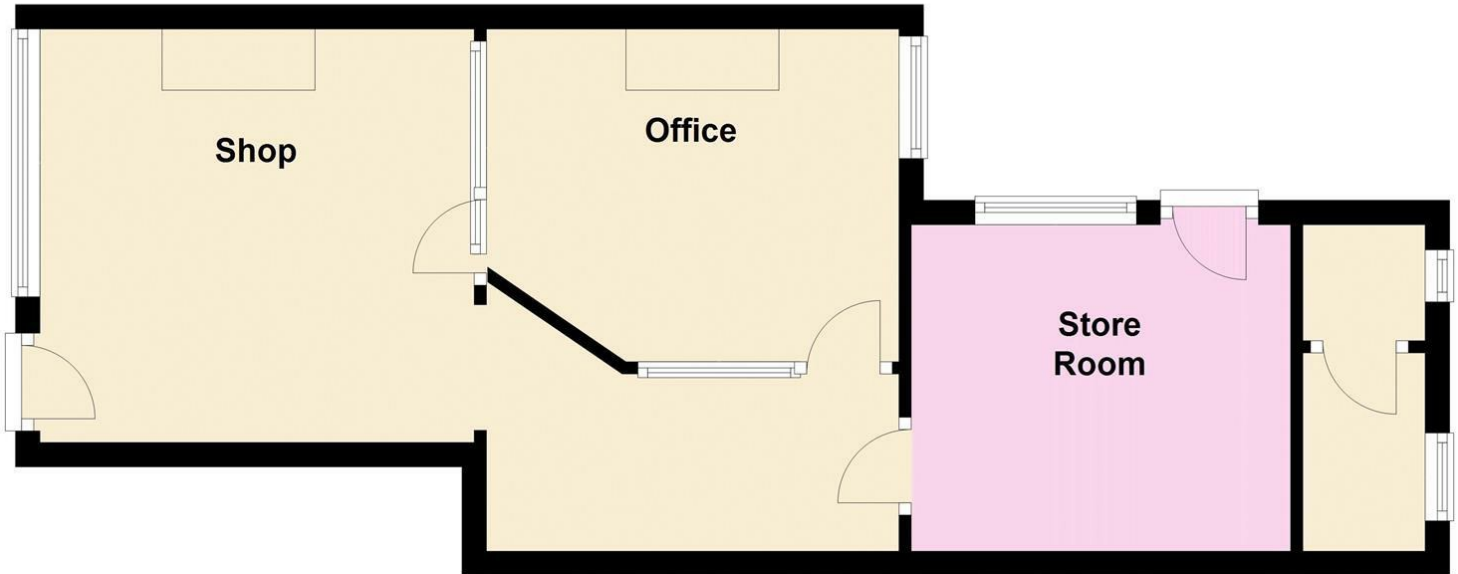
### Tenure And Charges


One flat with 150+ years lease - Ground Rent £100 P/A  
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Shop - Let for £6,000 P/A which is below market value.  
In our opinion, a rent of £8,000 P/A reflects the current market.


Each flat pays £500 to £600 P/A service charge.



## Ground Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.