



**JAMES & JAMES**

ESTATE AND LETTING AGENTS

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40 Marine Parade

Worthing, BN11 3QA

Asking price £425,000

Freehold Council Tax Band

## Prime Seafront Freehold Investment – Worthing Town Centre

James & James Commercial are delighted to present a rare freehold investment opportunity in a prime seafront location.

Situated on Marine Parade in the heart of Worthing Town Centre, the property occupies a highly desirable position directly opposite the beach and promenade. The area benefits from strong footfall throughout the year, with a significant increase during the summer months.

The property is conveniently located approximately 0.7 miles from Worthing railway station, which offers regular services to Brighton, London, and surrounding areas.

The accommodation comprises a ground floor bar and restaurant, currently let to Soundcheck from 2025 on a 10-year Full Repairing and Insuring (FRI) lease, generating an annual rental income of £30,000.

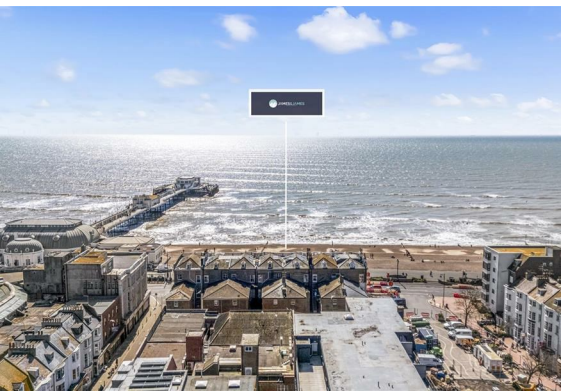
The upper parts of the building consist of three residential flats, all of which have been sold off on long leasehold interests.

This property represents an attractive, income-producing investment in a sought-after coastal location.

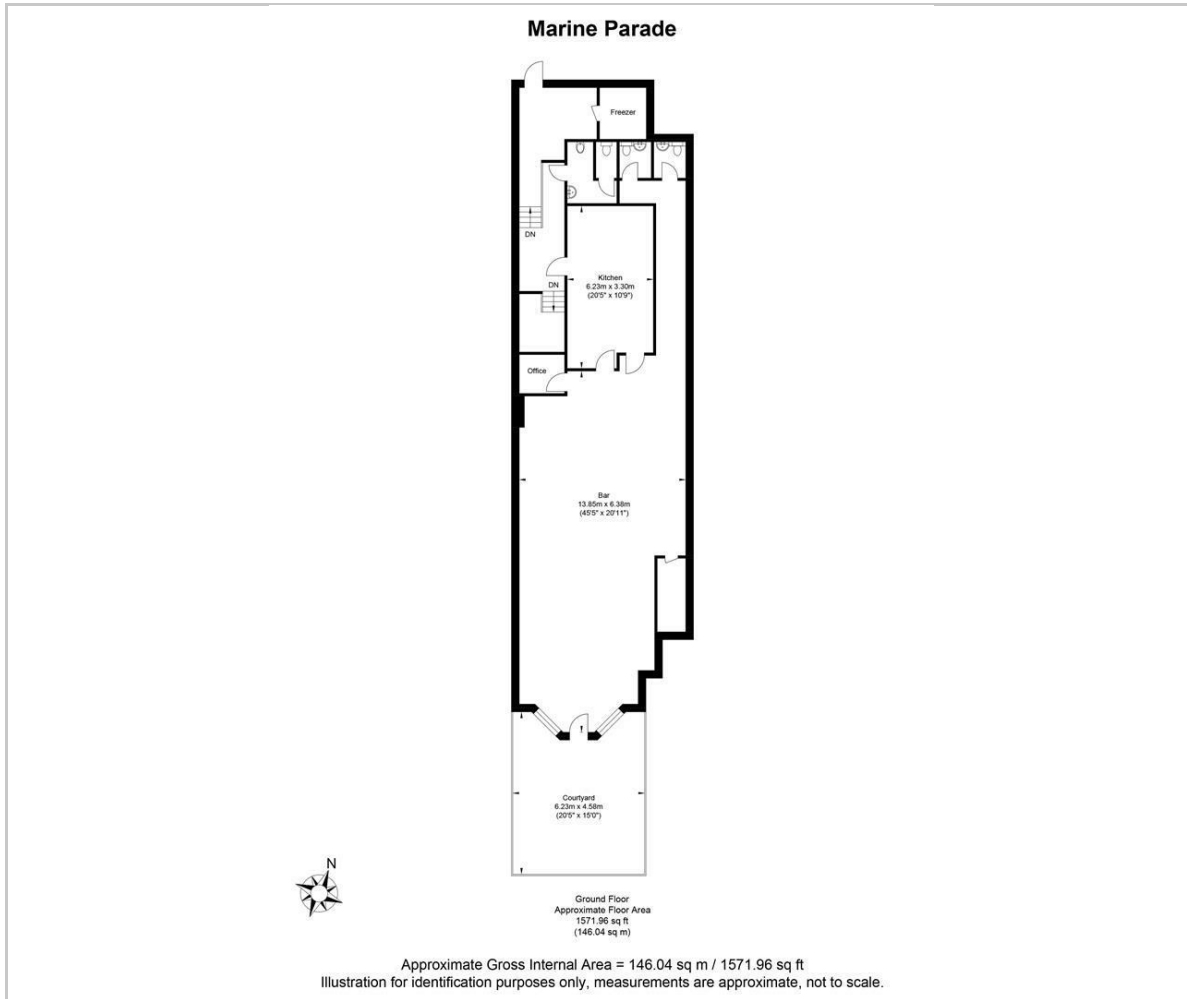
EPC- 51 (C)

Legal Fees - each party to pay their own legal costs unless otherwise agreed.





## Floor Plan



## Viewing

Please contact our Ferring Sales Office on 01903 958655 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



## Area Map



## Energy Efficiency Graph

