JAMES&JAMES
ESTATE AND LETTING AGENTS

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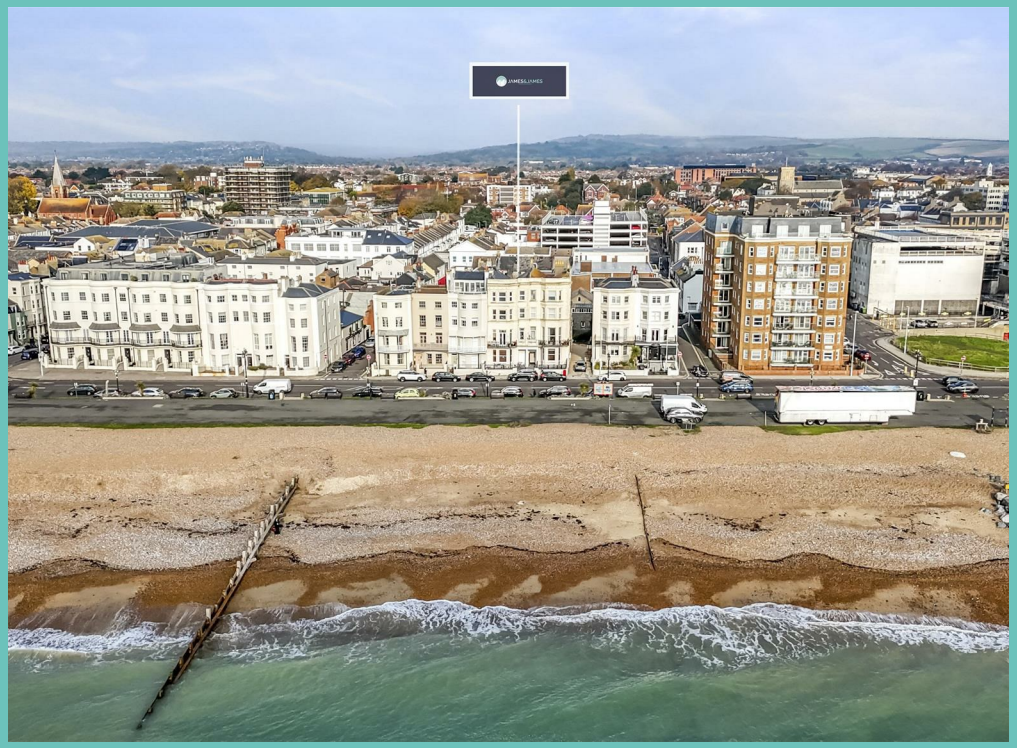
BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



72-73 Marine Parade, Worthing, BN11 3QB

Asking price £275,000

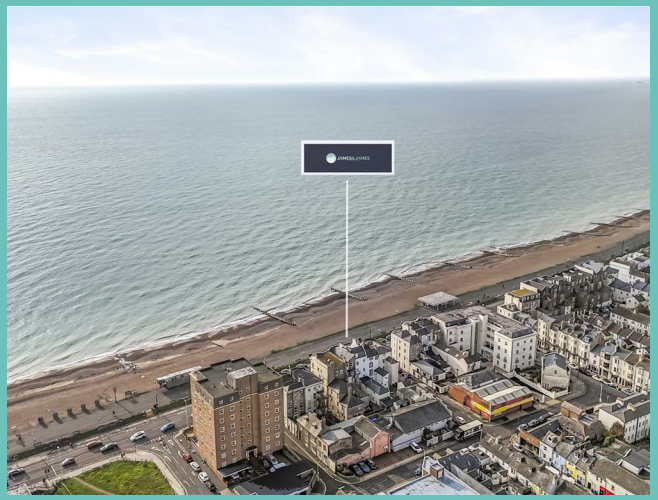
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72-73 Marine Parade

, Worthing, BN11 3QB

- Freehold property for sale.
- Long-established tenant.
- Current rental income of £22,000 per annum.
- Long-term income-producing investment.
- Sole Agents
- Prominent Marine Parade, Worthing location.
- New 20-year lease term commencing in 2025.
- Attractive opportunity for private investors and property portfolios.
- Asking Price - £275,000
- Viewing by appointment only

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

An excellent opportunity to acquire a freehold investment property situated on Marine Parade, Worthing, in a sought-after seafront location.

The property is let to The Last Resort, a long-established tenant who has recently committed to a further 20-year term commencing in 2025, providing the purchaser with the benefit of a long-term, secure income stream.

The property currently produces an annual rental income of £22,000 per annum, offering an attractive investment opportunity with the security of an established tenant and long-term occupational commitment.

This is an ideal acquisition for investors seeking a freehold asset with an established rental income and the benefit of a substantial lease term, minimising the uncertainty and costs associated with reletting.

EPC - avaliable upon request

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







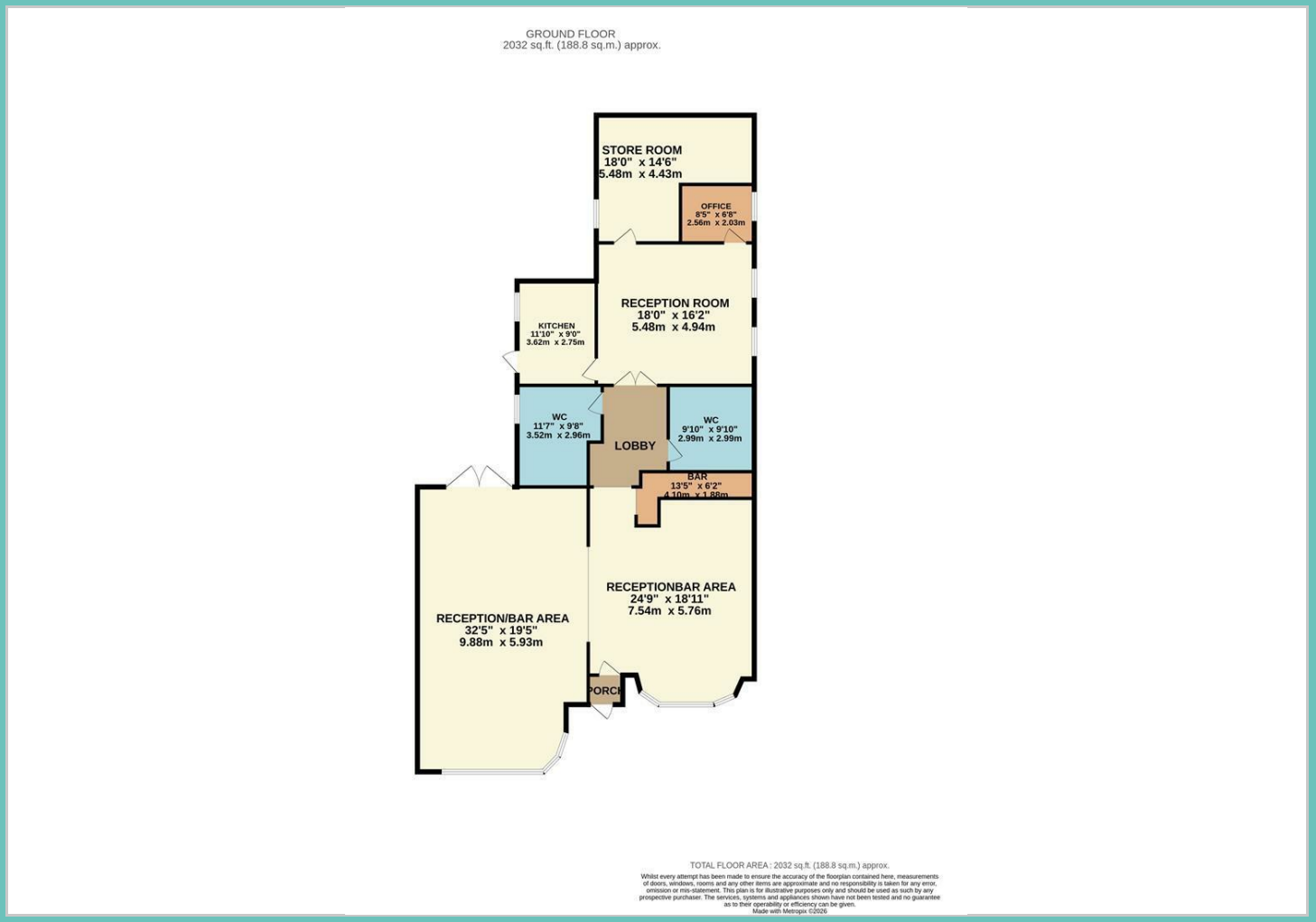




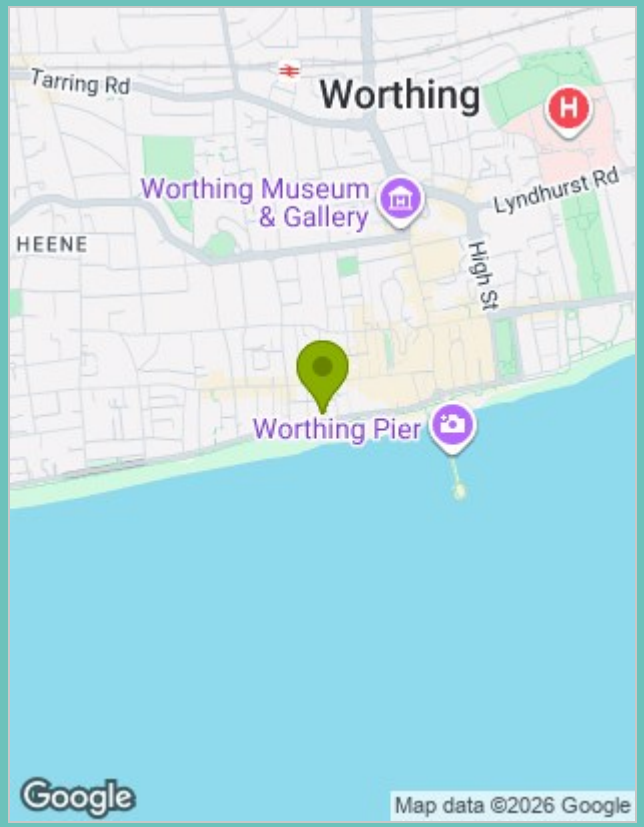




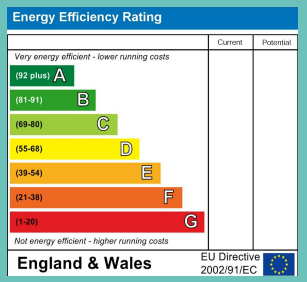
Floor Plans



Location Map



Energy Performance Graph



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 firms 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.