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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



61 Brighton Road
Worthing, BN11 3EE
Asking price £125,000

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James & James Commercial are delighted to offer for sale this attractive investment opportunity.

The property is offered for sale with the benefit of a tenant in occupation by way of a Full Repairing and Insuring (FRI) Lease, granted for a term of 10 years from 2025, producing an annual rental income of £7,500 per annum. The lease incorporates a rent review in 2030.

The property occupies a prominent corner position within a well-established parade fronting the A259. It is conveniently located within walking distance of the pedestrianised shopping precinct of Warwick Street, Splash Point Leisure Centre and the seafront.

The premises are of an irregular shape and extend to approximately 300 sq ft arranged over two floors.

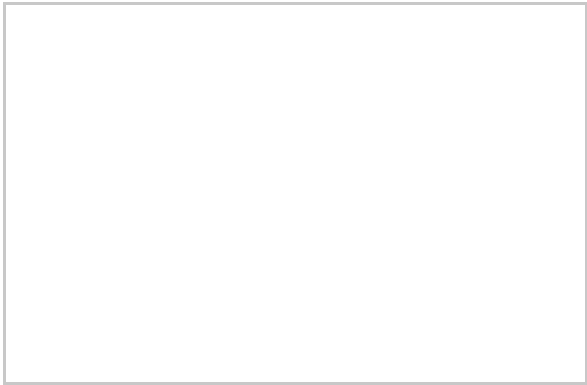
This represents an opportunity to acquire a well-located commercial investment with an existing tenant and secure rental income.

EPC Rating (E) 114

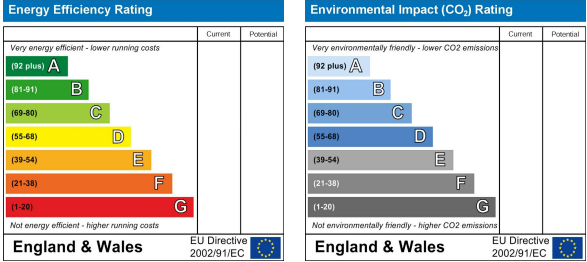
Area Map



Floor Plan



Energy Efficiency Graph



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.