



Freehold Town Centre Shop For Sale
25 West Buildings, Worthing, West Sussex, BN11 3BS
Guide Price £115,000 Freehold

Michael
Jones
& Company

West Buildings, Worthing, West Sussex, BN11 3BS

Location

The premises is situated in West Buildings which is located off the principle shopping area of Montague Street and within a few yards of the beach and seafront promenade. The property is within a parade of shops providing a good range of independent retailers and cafe users. There are plenty of town centre car parks nearby.

Description

The property comprises of a freehold ground floor shop premises with two flats above both sold off on long leasehold. The property offers mixed use and has been occupied by the same business for over 17 years.

Accommodation

| | |
|------------------------------------|-----------|
| Ground Floor Shop Front Sales Area | 260 sq ft |
| Rear Store/Office | 90 sq ft |
| WC | |

Total Approx Area **350 sq ft**

Outside Yard Area - with gate to rear.

Tenure

Freehold shop with two flats above. We understand that the first floor flat has 150 years remaining on the lease and a ground rent of £100 per annum. The second floor flat has 52 years remaining at a ground rent of £65 per annum. We understand that the maintenance is £400 per annum per flat to include buildings insurance.

Agents Note

The property is being sold with vacant possession on the shop however the occupier has indicated that they may be interested in staying on as a tenant should the property be purchased for investment income.

Business Rates

We understand that the current occupier pays no business rates due to the small business rates relief scheme. Interested parties are advised to make their own enquiries.

Price

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Legal Fees

Each party to pay their own legal costs unless otherwise agreed.



Viewing

Strictly by appointment through Michael Jones Commercial.

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings. Misrepresentation Act: These particulars are produced in good faith and believed to be correct, however, neither Michael Jones nor their client guarantees their accuracy nor are they intended to form any part of a contract. No person in Michael Jones employment has authority to give representation or warranty in respect of this property.

VAT: Under the Finance Act 1989 VAT may be chargeable on the sales and rentals of commercial property. Applicants are advised to make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement

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