



Market House

Church Road, Worthing, BN13 1HF

**FOR SALE - Mixed Use
Investment Building
OIRO £630,000 FH**

2,473 sq ft
(229.75 sq m)

- Producing £63,840pax
- Multi occupier
- Busy Secondary Parade

Market House, Church Road, Worthing, BN13 1HF

Summary

Available Size	2,473 sq ft
Price	Offers in the region of £630,000
Business Rates	N/A
Service Charge	N/A
Car Parking	N/A
VAT	Applicable. VAT is applicable, transaction expected to be TOGC
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

Grade II listed building arranged as three ground floor Class E retail units with 2x self-contained flats above, accessed via separate entrance, currently producing £63,840pax.

Unit 2 has just been let on a new lease with stepped increases rising to £19,000pa Yr 5 & £20,000pa Yr 3.

Further details and copies of leases available on request.

Location

The property is situated in the heart of Tarring Village, a historic area within Worthing. The surrounding area is predominantly residential, complemented by local businesses including pubs and restaurants. West Worthing train station is a short walk to the south, providing convenient access to the wider region, while Worthing town centre is approximately a 10-minute drive away.

Accommodation

The accommodation comprises the following areas:

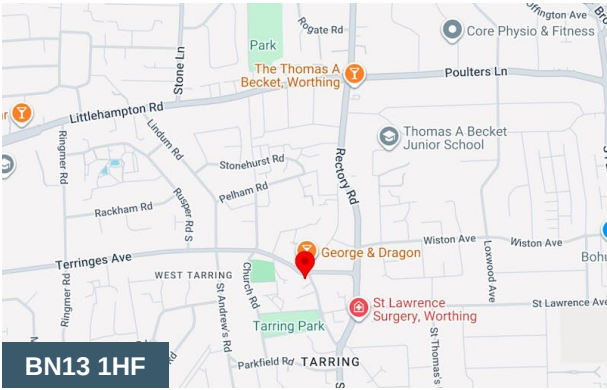
Name	sq ft	sq m	Rent
Ground - Unit 1	315	29.26	£11,000 /annum
Ground - Unit 2	864	80.27	£18,000 /annum
Ground - Unit 3-4	499	46.36	£11,500 /annum
1st - Flat 2a	408	37.90	£11,400 /annum
1st - Flat 2b	387	35.95	£11,940 /annum
Total	2,473	229.74	

Viewings

Viewings can be arranged via the Vendors Sole Agent - Newlands Property

Terms

Offers are invited in the region of £630,000 for the freehold interest, subject to the existing leases/ tenancies in place on the property.



Viewing & Further Information



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