



Est. 1825

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FOR SALE BY AUCTION



18 NEW BROADWAY, TARRING ROAD, WORTHING BN11 4HP

GUIDE PRICE: £120,000 - £125,000 FREEHOLD

MIXED USE INVESTMENT PRODUCING £10,500 PER ANNUM *
BUSY SECONDARY TRADING LOCATION CLOSE WEST WORTHING STATION *
LOCK-UP SHOP AND SELF-CONTAINED ONE BED FLAT *



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18 New Broadway Tarring Road Worthing West Sussex BN11 4HP

LOCATION

Situated in this busy secondary location on the north side of Tarring Road at the end of a small parade of shops. West Worthing mainline station is located 100m to the west with Worthing city centre with its comprehensive facilities lying approximately 1 mile to the east.

DESCRIPTION

The property comprises a lock-up shop of approximately 25 sq m and a self-contained one bedroom flat on two floors. The shop is let on a 10 year lease and produces £4,200 per annum and the flat is let on an assured shorthold tenancy and produces £6,300 per annum. It has the benefit of gas fired central heating and double glazing throughout.

ACCOMMODATION

GROUND FLOOR SHOP

FRONTAGE: 3m **DEPTH:** 2.4m

LADIES/GENTS W.C

FIRST FLOOR SELF-CONTAINED FLAT (Accessed via ground floor)

HALLWAY: Stairs to:-

LOUNGE with INCORPORATED KITCHEN: 4.5m x 3.2m

BEDROOM: 3.5m x 2.4m

BATHROOM/W.C

SCHEDULE OF LEASES

GROUND FLOOR: Let on a 10 year lease on full repairing and insuring terms from July 2006 with 5 yearly rent reviews at an annual rent of £4,200.

FIRST FLOOR: Let on an assured shorthold tenancy at £525 per calendar month from 26th January 2012.

TENURE: Freehold, subject to the existing leases.

GUIDE PRICE: £120,000 - £125,000 FREEHOLD

SOLICITORS: Dean Wilson LLP, 96 Church Street, Brighton BN1 1UJ
Tel: 01273 249200 Fax: 01273 770913 DX: 2706 Brighton FAO: David Hodge

VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY, TEL: 01273 274014

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.