

Worthing 7 Tudor Buildings Offington Lane West Sussex BN14 9RY

- **Attractive Freehold Shop and Residential Investment**
- Comprises shop and self-contained flat let on a single lease
- Prominent location on A2031
- No VAT applicable
- First floor potential change of use to residential (1)
- Current Rent Reserved
£17,000 pa



Tenure
Freehold.

Location
Worthing is located on the south coast, some 12 miles west of Brighton, about 60 miles south of London and serves a population of 100,000 together with a significant seasonal influx of tourists. The town enjoys good communications being served by the A27 and A24, as well as regular rail services.

The property is situated on the prominent and busy junction known as Poulter's Corner between Littlehampton Road (A2302) and Offington Lane (A2031). Both the A24 and A27 are a short distance to the north accessed directly via Offington Lane, whilst West Worthing Rail Station is a short distance to the south.

Occupiers close by include Martins Newsagents and Post Office and a range of local traders.

Description

This attractive property is arranged on ground and two upper floors to provide a ground floor shop with ancillary accommodation on the first floor and a one bedroom self-contained flat on the second floor. Both the first and second floors benefit from separate entrances accessed from the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	7.5 m	(24' 7")
Net Frontage	5.2 m	(17' 1")
Shop & Built Depth	10.4 m	(34' 2")

First Floor Ancillary (GIA) 64.7 sq m (697 sq ft)
Second Floor Flat – 2 Rooms, Kitchen, Bathroom
(Not inspected by Allsop)

Tenancy

The entire property is at present let to BRITE BLINDS for a term of 10 years from 29th November 2004 at a current rent of £17,000 per annum. The lease contains full repairing and insuring covenants. We understand the second floor flat is sub-let at £6,300 per annum.

Tenant Information

No. of Branches: 2.
Website Address: www.briteblinds.co.uk

Permitted Development Rights (1)

Conversion of the first floor from commercial to residential use could be permitted under the recent amendments to The General Permitted Development Order 1995. Purchasers are deemed to have made their own enquiries in this regard. All enquiries to the local authority. Adur & Worthing Councils (www.adur-worthing.gov.uk) Tel: (01903) 221065.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

