



A3 (RESTAURANTS AND CAFES) / DEVELOPMENT / DEVELOPMENT LAND / LEISURE / PUB / BAR / CLUB /  
RESIDENTIAL / RESTAURANT / CAFE / RETAIL - IN TOWN FOR SALE

## 10 HIGH STREET

Worthing, BN11 1NU

Highly Impressive town centre former church  
premises with development potential (STPC) for  
sale.

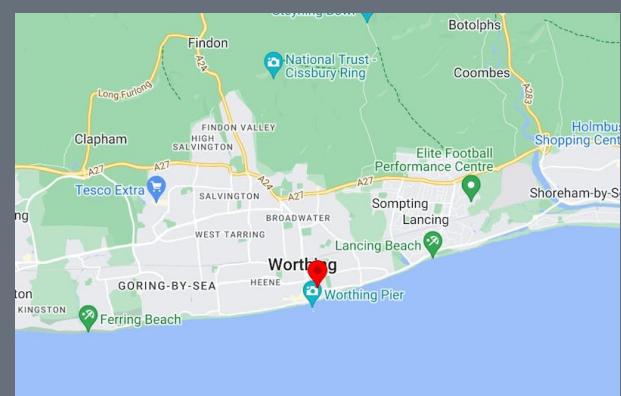
6,541 SQ FT

**Eightfold**  
property

Tel:01273 672 999  
Website:[www.eightfold.agency](http://www.eightfold.agency)

# Summary

Available Size	6,541 sq ft
Price	Offers in the region of £1,150,000 alternatively our client would consider splitting & selling the property as 2 lots.
Rates Payable	£23,952 per annum 2023 valuation.
Rateable Value	£48,000
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	D (76)



## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Ground and First Floor North	2,027	188.31
Unit - Ground and First floor South	4,514	419.36
Unit - Entire Premises	6,541	607.68

## Description

A highly impressive former church building in two main areas (could be split). Both areas consists of a large open ground floor with first floor balcony seating with fitted bars, male and female w/c's both sides, cellars, office, storerooms and rear loading access.

## Location

Situated in a highly prominent position in central Worthing opposite the entrance to the popular retail and catering street of Warwick Street. High street forms part of the A259 coast road so benefits from a high traffic flow and being a two minute wal from the beachfront. The Montague shopping Centre is a 5/6 minute walk away. Nearby occupiers include Ladbrokes, Waitrose, Lidl, Pizza Express as well as various national and local retailers.

## Terms

The freehold is available to purchase either as a single lot for £1,150,000 or alternatively our client is prepared to split the buildings £450,000/ £700,000.



## Get in touch

### Max Pollock

01273 672999 | 07764 794936  
max@eightfold.agency

### James Hawley

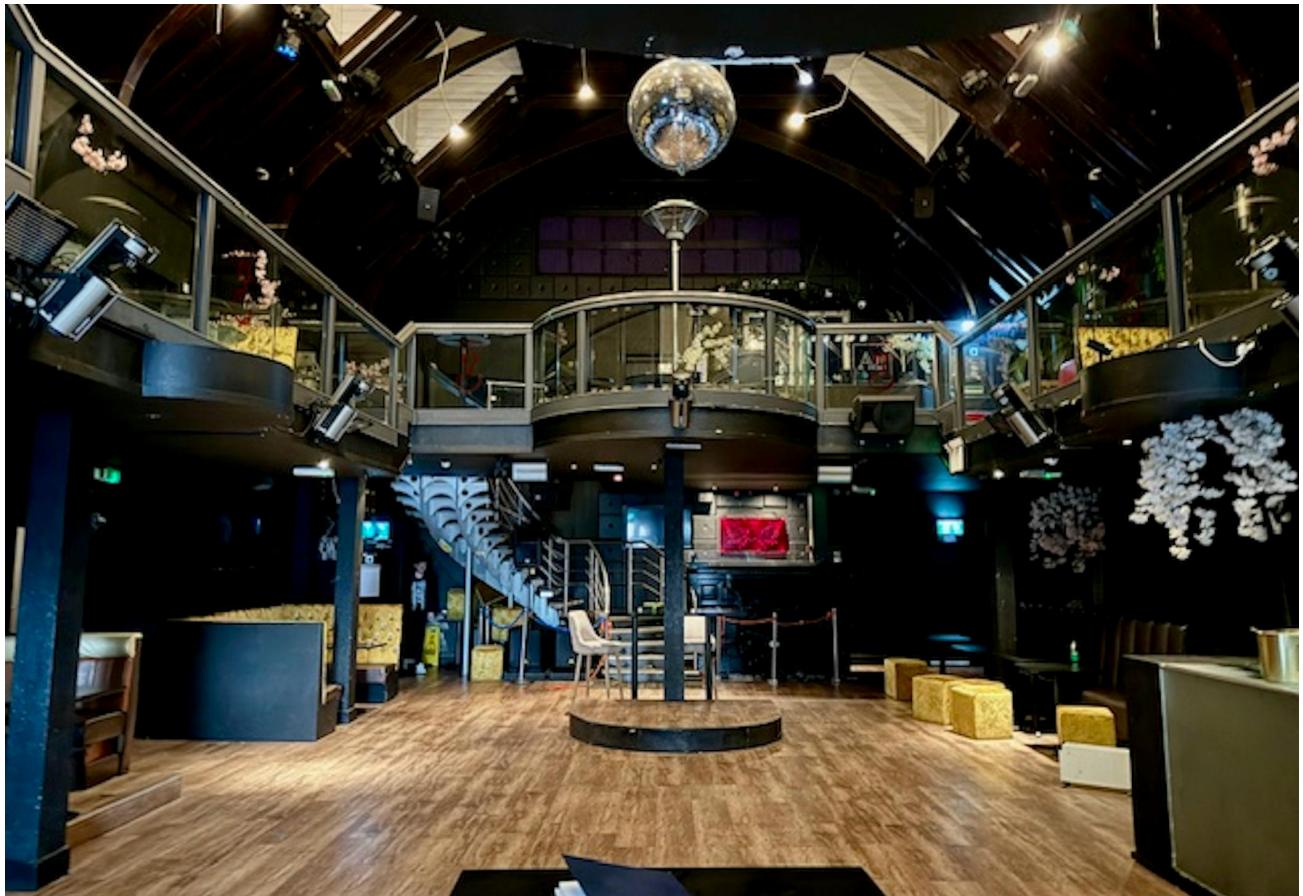
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## Eightfold Property

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# Energy performance certificate (EPC)

10 High Street WORTHING BN11 1NU	Energy rating <b>D</b>	Valid until: <b>10 April 2032</b>
		Certificate number: <b>7311-6915-5365-1441-9961</b>

Property type D2 General Assembly and Leisure plus Night Clubs and Theatres

Total floor area 700 square metres

## Rules on letting this property

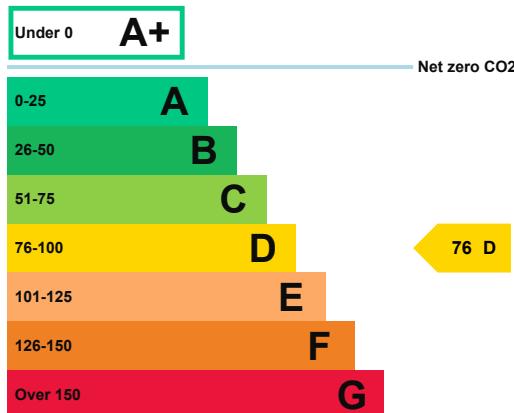
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



## How this property compares to others

Properties similar to this one could have ratings:

If newly built

40 B

If typical of the existing stock

119 E

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	90.61
Primary energy use (kWh/m <sup>2</sup> per year)	530

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5057-0401-0057-0493-7252\)](#).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	David Ridley
Telephone	0800 170 1201
Email	<a href="mailto:admin@easyepc.org">admin@easyepc.org</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/023737
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	EASY EPC
Employer address	12 Albion Street Brighton BN2 9NE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	6 April 2022
Date of certificate	11 April 2022

10 High Street, Worthing, BN11



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