



Ashwood

141 Chesswood Road, Worthing, BN11 2AE

**FOR SALE - Social Housing
Investment
OIRO £1.5m FH**

- Long Lease
- Fully refurbished
- Secure Income

Ashwood, 141 Chesswood Road, Worthing, BN11 2AE

Summary

Price	Offers in the region of £1,500,000
Business Rates	Upon Enquiry
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
BER Rating	Upon enquiry

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building	2,593.16	240.91	Available
Total	2,593.16	240.91	

Description

The property comprises of a fully refurbished C2 use building with 8x self-contained units and rear office space, on a new 10 year IRI lease from 2024 with no breaks, on a passing rental of £105,000pax.

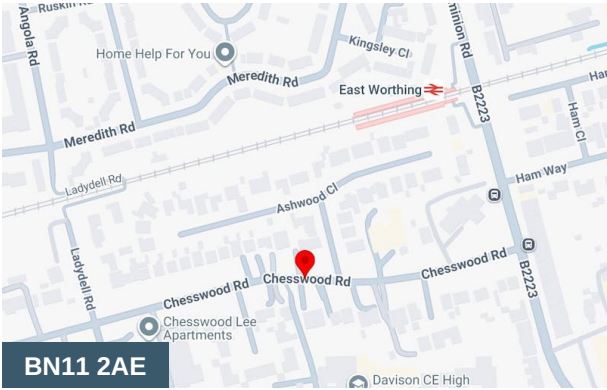
The lease has 4 & 7year RPI linked, upward only reviews capped at 10%.

Location

The property is located on the North side of Chesswood Road, Worthing just outside of the main town centre, with East Worthing railway station a short walk from the property. There is easy access to the main A259 & A27 trunk roads.

Terms

Offers are invited in the region of £1.5m for the freehold interest subject to the existing lease in place.



Viewing & Further Information



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