

FOR SALE

**CRICK
MAY**
CHARTERED SURVEYORS

**FREEHOLD FOR SALE
MIXED USE GROUND FLOOR RETAIL/OFFICE
WITH 1-BED FLAT ABOVE**

143/143a South Farm Road, Worthing, BN14 7AX



Summary

Available Size	1,154 sq ft
Price	Offers in excess of £250,000
Business Rates	Ground Floor Commercial - Rateable Value of £5,700 with a UBR of 49.9 p in £. 100% small business rates relief is available subject to status The flat falls under Council Tax Band A
EPC Rating	B (42)

Location

The property is situated on the outskirts of Worthing, in a predominantly residential area of the town. The property forms part of a local parade of shops, home to a number of independent retailers including an estate agents, a hair salon, a cafe and a variety of takeaways. The parade provides free customer parking to the front of the shops.

Transport links are good with the A24 being close by and Worthing’s mainline railway station offering a direct service to London Victoria in approximately 1 hour 20 minutes.

Description

The property comprises ground floor retail/office accommodation, divided into three rooms and benefiting from a kitchen area, a WC, a store and a small rear patio. The retail/office benefits from electric radiator heating.

The first floor is a self-contained flat comprising a full width front lounge, large rear double bedroom, accessible shower room and kitchen with full gas fired central heating. It is accessed from both the front and the rear of the property.

The property also benefits from a large garage (204 sq ft) to the rear accessed via a rear service road.

Accommodation

The accommodation comprises the following approximate net internal floor areas:

Description	sq ft	sq m
Ground Floor Total	545	50.63
First Floor 1-Bed Flat	609	56.58
Total	1,154	107.21

Tenure

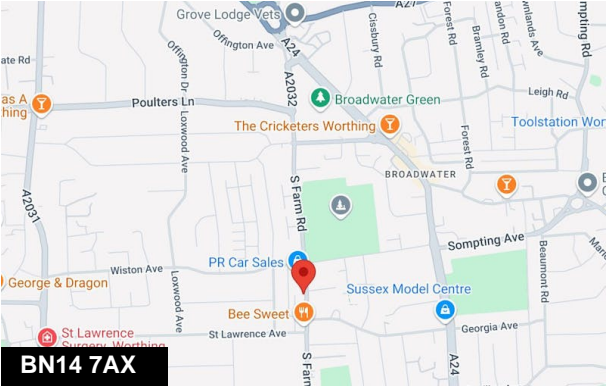
The property is available by way of a sale of the freehold interest with the benefit of vacant possession.

VAT

VAT may be applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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