Goring Road, Worthing, West Sussex

Guide Price £200,000



Full Description

A rare opportunity to acquire the freehold interest of a mixed use investment property prominently situated within the well established Goring Road shopping parade in Goring-by-Sea, one of Worthing's most sought after suburban districts. The property compromises of a ground floor barber / hairdressers let on a commercial lease together with a self contained residential flat sold on a long lease arranged over the first and second floors. The property is to be sold by Private Treaty. The property occupies a highly visible position within a busy neighbourhood retail parade serving the surrounding residential catchment, with a mix of national, regional and independent occupiers nearby. Goring Road is recognised as one of Worthing's principal local shopping destinations, providing a wide range of retail, café, restaurants and service users. The property is situated on Goring Road, approximately two miles west pf Worthing town centre, within the popular coastal suburb of Goring-by-Sea. The area benefits from excellent local amenities, strong residential demand and convenient access to the A259 coast road, local bus routes and Goring-by-Sea railway station. The ground floor unit is let on a commercial lease for a term of 10 years from the 10th April 2022 expiring on the 9th April 2032 to include a rent review and tenant break clause on the 10th April 2027. The current rent is £14,000 pa exclusive. A guarantor and rent deposit are in place. A self-contained residential flat is located

on the first and second floors and is sold on a long lease for a term of 99 years from 29th September 1984. Please note that photographs of the internal areas of the building are available for prospective purchasers to view upon request but have not been included in the published particulars in order to provide privacy protection for the current tenant. Accommodation Comprises: (See floorplan for dimensions) Tenure: Freehold, subject to commercial lease for the ground floor and a long lease for the first and second floors. Energy Performance Rating: Ground floor – D 93 Rateable Value £11,500 from April 2026. Tenancy Details 32 Going Road: (shop): Term of 10-years, FRI lease, (subject to a service charge provision) effective from the 10th April 2022. Rent: £14,000 pa exclusive paid quarterly in advance. Rent review: Fifth anniversary of the term. Security: 6 months' rent deposit. Guarantor in place. No rent arrears.
 32a Goring Road (maisonette sold on long lease): Sold on a term of 99 years from 29th September 1984. Ground rent: £150 pa. Further Information Flooded in the last 5 years? No. Property listed? No. Within a conservation area? No. Any public rights of way across the property? No. VAT is not applicable to this sale.









Contact Us

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