Robert Luff & Co

North Street, Worthing

Freehold - Asking Price £495,000





Prime Freehold Showroom & Development Opportunity - Worthing Town Centre

An exceptionally rare opportunity to acquire a highly prominent and versatile freehold showroom premises, superbly positioned on a busy main road in the heart of Worthing town centre, adjacent to the ever-popular Lidl. The property benefits from substantial passing vehicular traffic and strong footfall, making it an ideal trading location for a wide variety of businesses.

Key Features

- Prime town centre location adjacent to Lidl
- High levels of passing traffic and pedestrian footfall
- Prominent, double-fronted style showroom with excellent visibility
- Established commercial use with decades of successful trading history
- Rear office and ancillary accommodation
- Two self-contained residential flats
- Potential to create a third flat (STPP)
- Scope for roof extension to form additional floor (STPP)
- Suitable for a variety of commercial and mixed-use investors
- Sold with vacant possession | Rare freehold investment and development opportunity

This attractive and characterful building has been home to a long-established stonemasonry business, successfully trading for decades and offering an incoming purchaser the potential to continue within the same trade, capitalising on its established reputation and loyal customer base.

The ground floor comprises a striking, large window-fronted showroom, providing excellent visibility and display opportunities. To the rear, there are well-proportioned office and operational areas, lending themselves to a range of commercial uses.

Above, the upper parts have been thoughtfully arranged to provide two self-contained residential flats, offering an immediate income stream or owner-occupier flexibility. In addition, there is clear potential to reconfigure the existing accommodation to create a third flat, subject to the necessary consents.

Further development potential exists to extend into the roof space, with scope to create an additional floor, subject to planning permission—enhancing both the residential capacity and overall value of the asset.

Properties of this calibre and versatility in such a prime Worthing location are seldom available. Early enquiries are strongly advised to fully appreciate the potential on offer.

22 North Street, Worthing

Shop	£20,000 - £25,000	£25,000
FFF	£1,400 pcm	£16,800
FFF - Potential conversion of third flat STP	£1,000 pcm	£12,000
Second Floor Flat	£1,000 pcm	£12,000
Total Income		£65,800

At £495,000 - This is offering over 13% gross yield on the above figures.

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30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

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WORTHING BRANCH

30 Guildbourne Centre Worthing BN11 1LZ
T: 01903 331247 E: info@robertluff.co.uk

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Residential Sales & Lettings

22 North Street, Worthing BN11 1DU

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FFF - Potential conversion of third flat STP	£1,000 pcm	£12,000
Second Floor Flat	£1,000 pcm	£12,000
Total Income		£65,800

At £625,000 - £650,000

This is offering over 10% yield.











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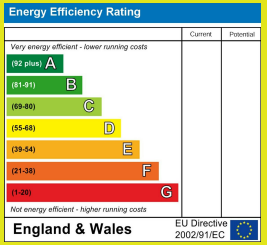
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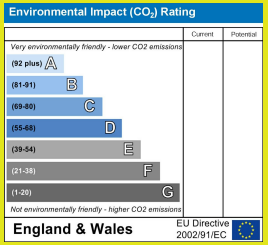
Floor Plan North Street



Total area: approx. 221.5 sq. metres (2383.8 sq. feet)







The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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