

Robert
Luff & Co

Littlehampton Road, Worthing

Freehold - Asking Price £360,000



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FREEHOLD INVESTMENT/DEVELOPMENT OPPORTUNITY – COMMERCIAL UNIT WITH LARGE THREE/FOUR-BEDROOM MAISONETTE ABOVE – GROUND FLOOR SHOP CURRENTLY LET AT £10,250 PA – VACANT POSSESSION OF MAISONETTE

We are delighted to offer this excellent freehold investment and development opportunity, comprising a ground-floor commercial unit together with a substantial three/four-bedroom maisonette arranged over the first and second floors. The commercial premises are currently let at £10,250 per annum, with just over four and a half years remaining on the recently renewed lease, whilst the spacious maisonette is offered with vacant possession. With potential to reconfigure the residential accommodation, this represents an appealing proposition for investors, owner-occupiers or purchasers seeking a mixed-use freehold property.

The ground-floor commercial premises are currently occupied by Sussex County Windows and extend to approximately 55 sq m. The lease was renewed earlier this year at a current rent of £10,250 per annum, with just over four and a half years remaining. The accommodation includes a useful kitchen/store room and WC facilities, together with both front and rear access.

Arranged over the first and second floors, the maisonette provides particularly generous and versatile accommodation. It is currently configured with three bedrooms and two reception rooms, although the layout could readily be adapted to create four bedrooms and one reception room, subject to the purchaser's requirements. The property also provides a large kitchen, bathroom, separate WC and access to the loft. The rooms are generally well proportioned, with several offering excellent space, and the maisonette is available with vacant possession.

The combination of an established commercial income and substantial residential accommodation creates an attractive opportunity for a range of purchasers, whether as an investment, for owner occupation or for those seeking a freehold property with both residential and commercial elements.

The property is situated within the popular Thomas a Becket area, offering convenient access to Worthing and surrounding areas via the A259, A24 and A27. A range of local shops, amenities and transport links are readily accessible.

Key Features

- Freehold investment opportunity
- Ground-floor commercial unit
- Let at £10,250 per annum
- 4½+ years remaining on lease for the shop
- Approx. 55 sq m commercial space
- Large three/four-bedroom maisonette
- Vacant possession of maisonette
- Potential four-bedroom layout
- Popular Thomas a Becket location

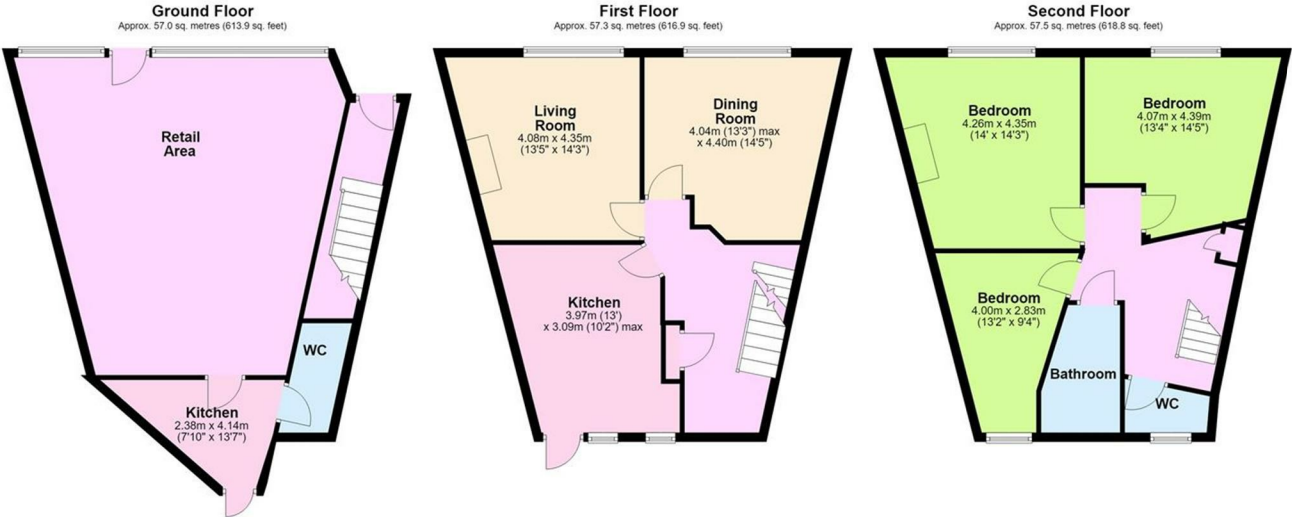


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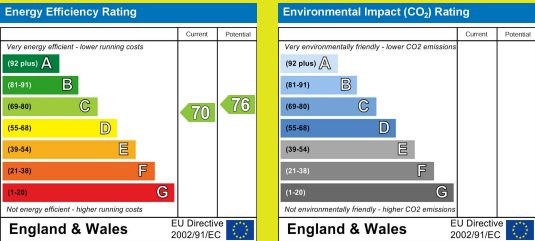
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Floor Plan Littlehampton Road



Total area: approx. 171.8 sq. metres (1849.6 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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