



JAMES & JAMES
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



15 Crescent Road

, Worthing, BN11 1RL

£40,000

Freehold Council Tax Band



James and James Commercial are delighted to offer this well established Cafe For Sale on a Lease Assignment basis.

The business has been trading for 24 years, current opening hours are Tuesday - Saturday 9am -3pm and closed Sunday and Monday so has scope for expansion. The business is being marketed for sale with all current fixtures and fittings. The property is approximately 882 sq ft and is situated in the heart of Worthing Town Centre.

The property comprises of a main eating and seating area to the front, with the main kitchen area to the rear. The property also benefits from an additional wash area leading to storage facilities. Further benefits to the rear of the property are two good size storage areas which are currently housing large fridges/freezers and could also be used as an additional prep area. The property does also have a rear yard with access to a side gate leading onto Crescent Road.

Situated on Crescent Road the property has a lot of footfall from the Town Centre and is within walking distance to Worthing Railway Station. Surrounding occupiers has a mixed range, of offices, residential properties, the Salvation Army and other local Businesses.

Sale Price - £45,000
Lease - Lease Assignment - currently Lease expires September 2029
Current Rental - £9,950pa

EPC - C rating (59)





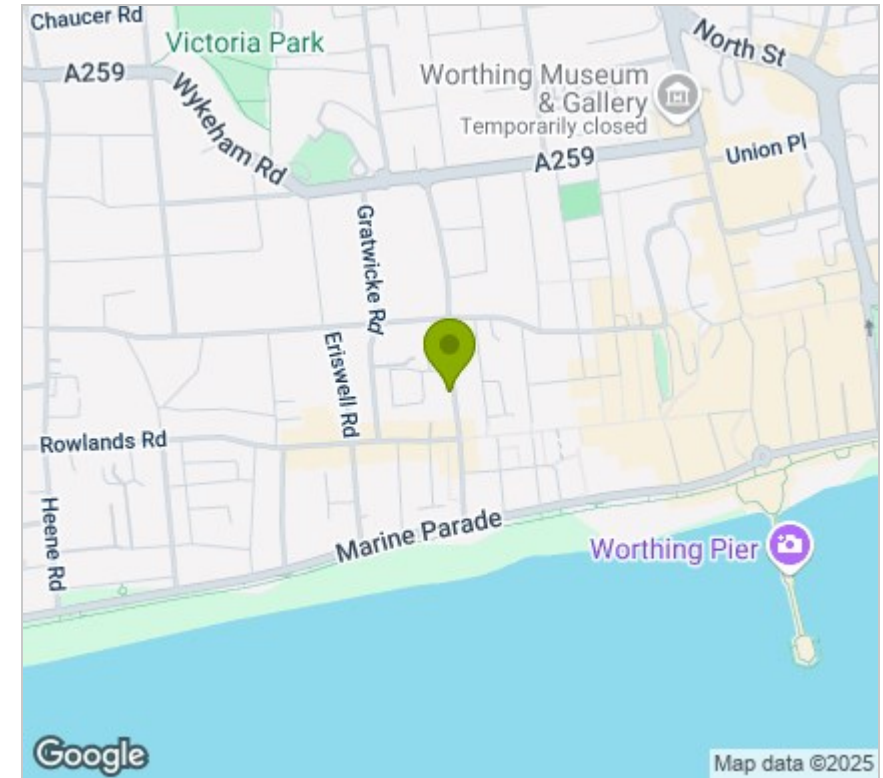
Ratable value advertised online by GOV.UK is £6,200. Interested parties are asked to make their own enquiries to ascertain the exact cost to their business.

Legal Fees – Each party to bear their own legal costs.

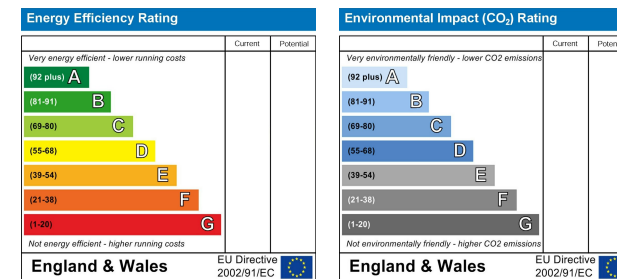
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.

