



## FREEHOLD FOR SALE

- Offers in the region of £595,000
- Retail income £35,600 per annum

## RETAIL & RESIDENTIAL INVESTMENT

- Cafe let on a ten-year lease
- Close to Seafront and Town centre

### LOCATION

Worthing is located 14 miles (22 km) west of Brighton & Hove, 7 miles (11 km) west of Shoreham and 18 miles (29 km) west of Chichester. Worthing has a resident population of 111,400 (2021 census).

20-22 Brighton Road is prominently situated on the southern side of this main thoroughfare close to the junction with Steyne Gardens and the pedestrianised Warwick Street. Worthing Pier and seafront are a few minutes walk.

Worthing railway station is 0.8 miles (18 mins) with regular services to London Victoria (journey time 1 hour 25 minutes) and London Bridge.

### DESCRIPTION

Ground floor comprises a cafe with open plan sales area, full height glazed frontage, exposed brick features, laminated floors and recessed lighting. To the rear is a kitchen and two stores, W.C.

The first floor comprises a self-contained two bed flat with lounge, dining room, bath and kitchen.



### NEARBY OCCUPIERS

- Flour Pot Bakery
- Pad Pad Thai
- MB Grocers
- The Cow & Oak
- Wellis Sussex
- Heptinstalls Jewellers
- The Fish Factory
- Teddy Edwards

## ACCOMMODATION

Ground Floor	1680 sq ft	156 sq m
Kitchen	139 sq ft	12.9 sq m
Stores	222 sq ft	20.6 sq m
Total	2041 sq ft	189.6 sq m
Flat	807 sq ft	75 sq m

Areas are net internal.

## TENURE

Freehold subject to tenancies.

## TENANCIES

20-22 Brighton Road let to Laughing Dog Brighton Limited (Company no 10985339) on an effective FRI lease dated 16<sup>th</sup> August 2021 for a term of ten years, next rent review 16<sup>th</sup> August 2027. Tenant break option 16<sup>th</sup> August 2027, passing rent £20,000 per annum.

20A Brighton Road is let on an AST dated 17<sup>th</sup> June 2025 for a term of six months at £1,300 pcm.



## PRICE

Offers in the region of £595,000

## LISTED BUILDING

Part of 22 Brighton Road frontage listed:  
Listing NGR: TQ1526202645.

## RATEABLE VALUE

RV £48,000 @49.9 p in the £ (Apr 2025/26).

## ENERGY PERFORMANCE CERTIFICATE

Certificate No: 0860-0336-6599-9090-8096,  
rated 55 C, valid until 13<sup>th</sup> November 2026.

## VAT

We are advised that VAT is chargeable on  
the rental outgoings.



## LEGAL COSTS

Each side are to be responsible for their own  
legal costs



## VIEWINGS AND FURTHER INFO

Strictly by prior appointment

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## JOINT SOLE AGENCY



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