



## FREEHOLD FOR SALE

- Let to Morrisons Daily
- Offers in the region of £375,000

## RETAIL & RESIDENTIAL INVESTMENT

- Prominent secondary retail parade fronting A24
- Two bed self-contained flat

### 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).

66/66a Broadwater Road (A24) is prominently situated on the eastern side of this main north-south thoroughfare into Worthing town centre, in an established secondary retail parade.

The A24 in turn links to the main A27 east/west trunk road about a mile to the north and equidistant to the main A259 coast road to the south.

Worthing town centre is one mile to the south west and Worthing railway station is 0.5 miles (11 mins) with regular services to London Victoria (journey time 1 hour 25 minutes) and London Bridge.



## DESCRIPTION

66 Broadwater Road comprises a ground floor retail unit trading as a Morrisons Daily.

66a Broadwater Road comprises a first floor self-contained two bed flat with lounge, dining room, bath and kitchen.

## TENURE

Freehold subject to tenancies.

## TENANCY

**66 & 66a Broadwater Road** let to Alliance Property Holdings Limited (Company no ) on an FRI lease dated 22<sup>ND</sup> May 2024 for a term of five years inside the security of tenure provisions of the Landlord & Tenant Act 1954 Part II. The passing rent is £19,000 per annum.

## PRICE

Offers in the region of £375,000.

## ACCOMMODATION

Ground Floor Sales	966 sq ft	90 sq m
Stores	288 sq ft	27 sq m
Rear Warehouse	315 sq ft	29 sq m
Kitchen	36 sq ft	3.3 sq m
Store	25 sq ft	2.3 sq m
Office	62 sq ft	5.7 sq m
<b>Total</b>	<b>1,692 sq ft</b>	<b>157 sq m</b>
<b>Flat</b>	<b>1,065 sq ft</b>	<b>99 sq m</b>

## VAT

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

## RATEABLE VALUE

RV £14,000 @49.9 p in the £ (Apr 2025/26).

## ENERGY PERFORMANCE CERTIFICATE

### 66 Broadwater Road:

Certificate No: 9790-3006-0062-0900-0375,  
rated 64 C, valid until 4<sup>th</sup> July 2026.

### 66a Broadwater Road:

Certificate No: 2398-1076-6285-8780-4250,  
rated 47 E, valid until 26<sup>th</sup> May 2030.

## LEGAL COSTS

Each side are to be responsible for their own legal costs



## MONEY LAUNDERING REGULATIONS

Under the Money Laundering Regulations 2017 (as amended) we are legally required to obtain proof of funds and identity.

## VIEWINGS AND FURTHER INFO

Strictly by prior appointment

Nicole Evans

NE@sprattandson.co.uk

07394562643

01903 234343

