

Lot 70

Mixed Use Investment In Town Centre

Auction Date:
23rd July 2026

📍 8/8A Bath Place, Worthing, West Sussex, BN11 3BA

GUIDE PRICE

£325,000 - £335,000* + FEES

Currently let at £34,140 per annum



Scan the QR code to view the property online



CATEGORY



Mixed

Commercial/Residential

TENURE



Freehold

A mid-terrace bay fronted period property arranged over four floors as a ground floor retail unit with self-contained living accommodation on the floors above.

It is situated in the heart of Worthing town centre, in a busy pedestrianised thoroughfare just off the seafront. The building is on the west side of this prime trading location and is fully let, at present, producing an annual income of £34,140 from both units. The comprehensive shopping facilities and amenities of the town centre are in the immediate vicinity with the mainline station and seafront a short distance away. Excellent road links to London, Brighton and surrounding areas can be accessed via the nearby A259 and A27.

GROUND FLOOR

Trading as 'I Love Candy' retail unit with rear stores and cloakroom/W.C.

TENANCY

Let on a renewable annual license at a rental of £10,200 per annum. The present tenant has been trading from this premises for approximately 15 years.

EPC RATING

B (41). Total Floor Area 58 sq.m.

UPPER MAISONETTE

GROUND FLOOR

Separate street access to first floor.

FIRST FLOOR

Entrance hall, main bedroom, bedroom 2 and bathroom with W.C.

SECOND FLOOR

Inner hallway, living room and kitchen.

THIRD (TOP) FLOOR

Landing, bedroom 3 and 4, shower room and W.C.

TENANCY

Let under the terms of an Assured Periodic Tenancy at a current rental of £1,995 per calendar month.

EPC RATING D

COUNCIL TAX BAND D



The map and satellite images are based on postcode information and are available for directions only. They may not necessarily show the exact lot being offered, but will be in close proximity. Please refer to the sale plan in the legal documentation for precise details of the lot to be sold.

Richard Payne/Ben Maylin
on [01273 504232](tel:01273504232)

Service Providers

[Click here](#) if you are looking for a solicitor, insurance company, finance company or a property related organisation or firm

Additional Pictures





Important

All lots are sold subject to the legal documentation which includes the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum, which will be available on Auction Day.

* Price Information

Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the Lot during the Auction).

We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Please check our website regularly at cliveemson.co.uk, or contact us on 01622 608400, in order to stay fully informed with the up-to-date information.

Additional Fees

An Administration fee and Other non-optional fees may also be payable in addition to the bid price. All lots are offered subject to the Common Auction Conditions and Special Conditions of Sale or Revised Special Conditions of Sale (as applicable) and may include the repayment of search and other fees and or costs payable by the buyer.

All buyers are advised to inspect all available legal documentation prior to bidding and will be deemed to fully understand what they may be liable for if they are successful in purchasing. This should also include Stamp Duty, Land Registry fees and VAT which may become payable on completion in line with any property transaction, whether it is by auction or private treaty. If, as a buyer, you are in doubt you should seek advice from your own professional advisors. For more information on fees please go to [Buyers Fees](#)