



Horton Buildings
Goring Street, Goring By Sea, Worthing BN12 5AD

**TO LET/
MAY SELL**

SUBSTANTIAL COMMERCIAL PROPERTY

37,800 sq ft
Site Area 0.63 acres (0.25 ha)

Key Features:

- Substantial Commercial Property
- Employment refurbishment and /or redevelopment opportunity
- 0.63 acre site area
- Adjacent to Goring by Sea Train Station
- Easy access to A259
- Mains Gas
- Three Phase Electric
- Roller Shutter Access
- Allocated Off Road Parking for up to 15 Vehicles
- Benefits from B1, B2 & B8 use
- Alternative uses considered
- Eaves height from 2.5 - 4m
- Rent £125,000 per annum
- Price £1.175m for the freehold interest





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Location

Goring-by-Sea is a suburb of Worthing and lies about 2.5 miles west of the town centre. Worthing is a popular south coast resort town located approximately 11 miles west of Brighton and 20 miles south of Horsham. It is well connected by road being at the junction of the A27 coast road and the A24.

Accommodation

The property is effectively two storey with the warehouse accommodation having a full mezzanine floor throughout. The property is a mixture of two storey office or storage accommodation and the warehouse element is of timber construction under an asbestos pitched roof.

We understand the subject property to have a gross internal floor area (GIA) of **3,511.9 sq m (37,800 sq ft)**.

A breakdown of floor areas are provided on the enclosed plans.

Total Site Size - 0.63 acres 0.25 ha.

Planning

We understand that historically the premises benefited benefit from B1/B2/B8 use within the Use Classes Order 1987 (as amended)

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

EPC

We understand the property has an EPC rating of D81.

Terms

The property is available to let by way of a new business tenancy for a term to be agreed at commencing rent of £125,000 per annum exclusive

Consideration will be given to both long and short term lettings.

Guide price of £1.175m for the freehold interest.

There will be buildings insurance figure payable.

Business Rates

Rateable Value(2017) (Currently under three separate assessments)

Front Building: £33,500
Main Warehouse: £62,000
Rear Warehouse: £29,750

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

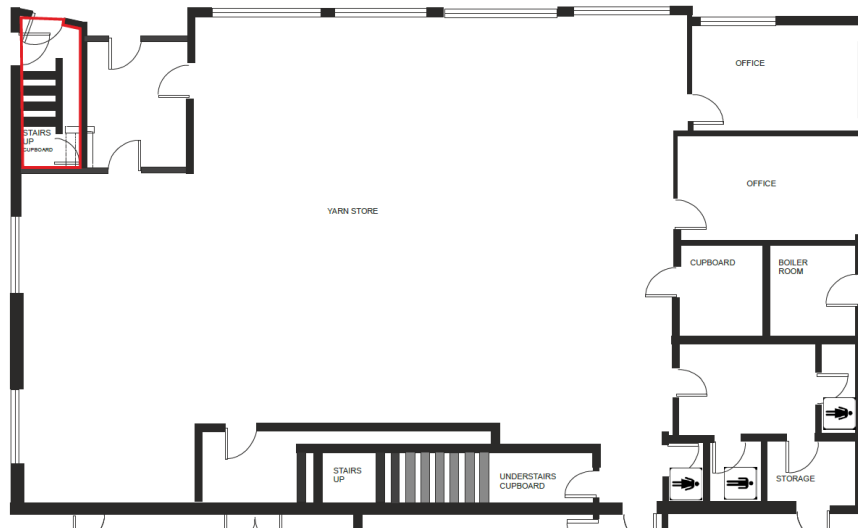
Legal Fees

Each party to bear their own legal costs incurred.



Floor Plans

Front Building - Ground Floor - 3,300 sq ft



Front Building - First Floor - 3,500 sq ft



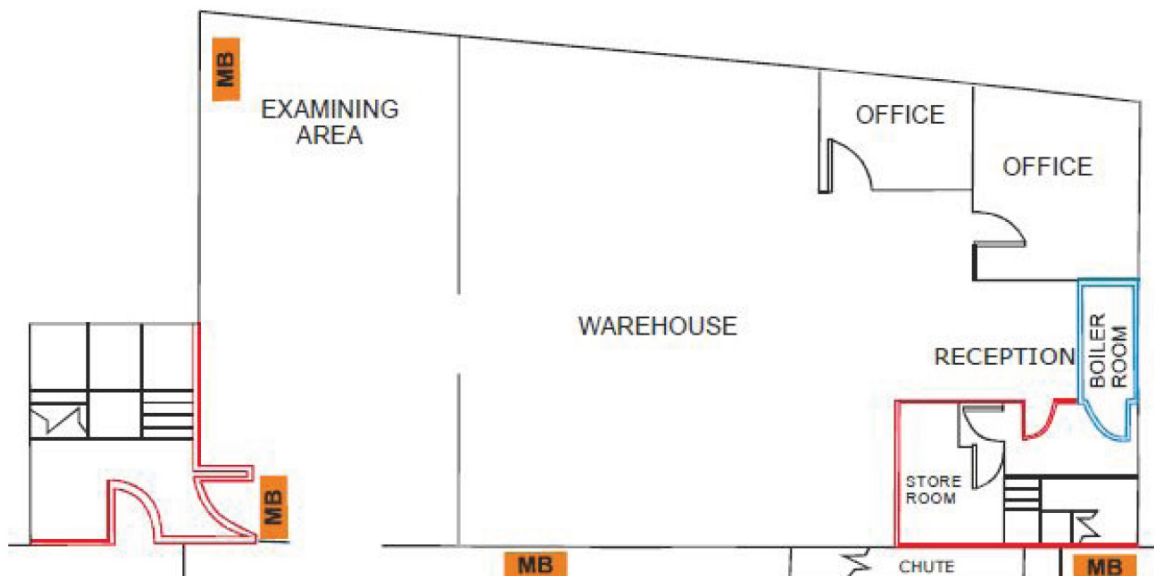


Floor Plans

Rear Building - Ground Floor - 2,900 sq ft



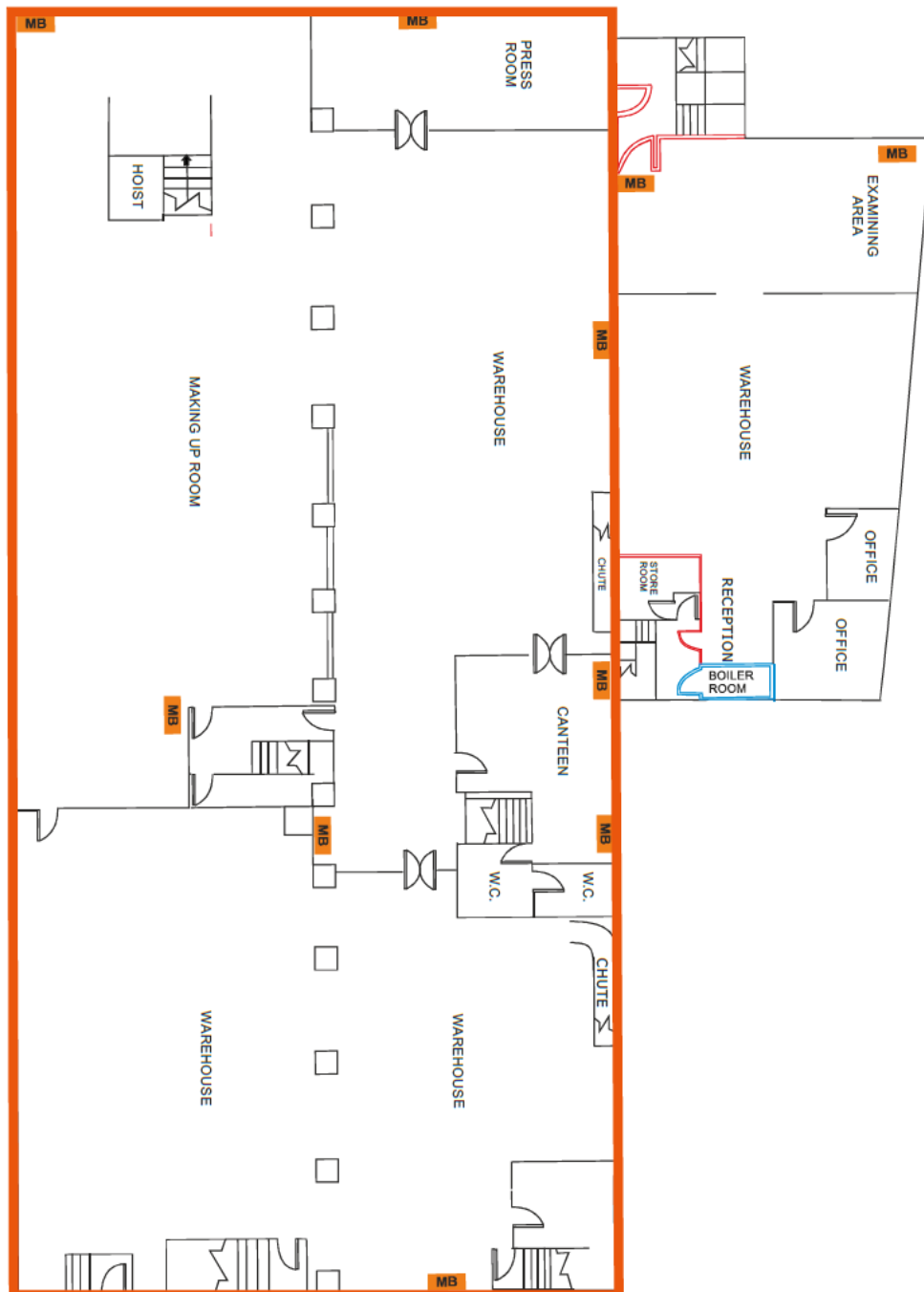
Rear Building - First Floor - 2,850 sq ft





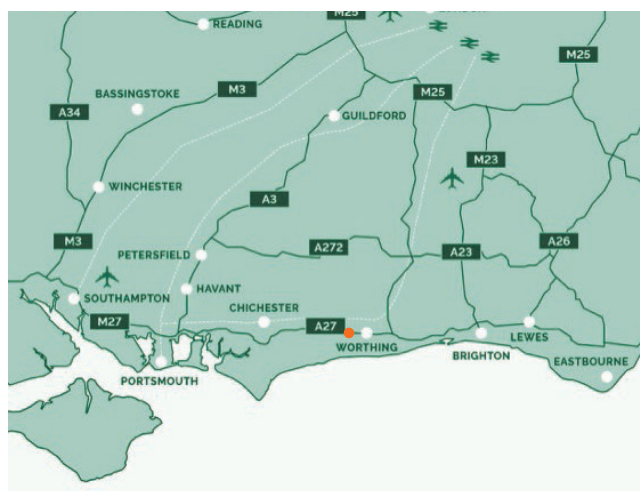
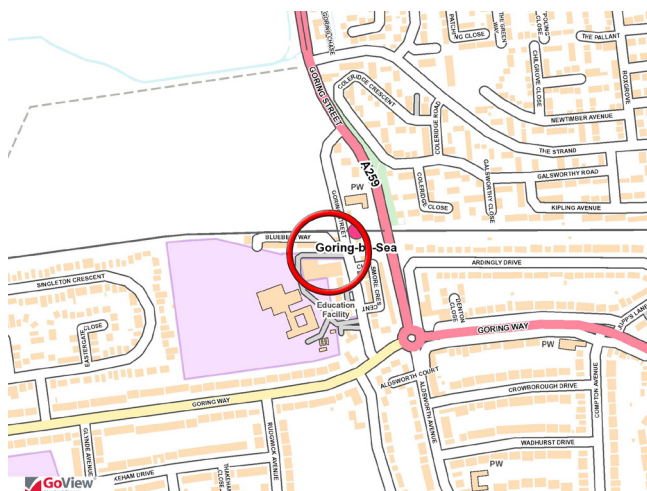
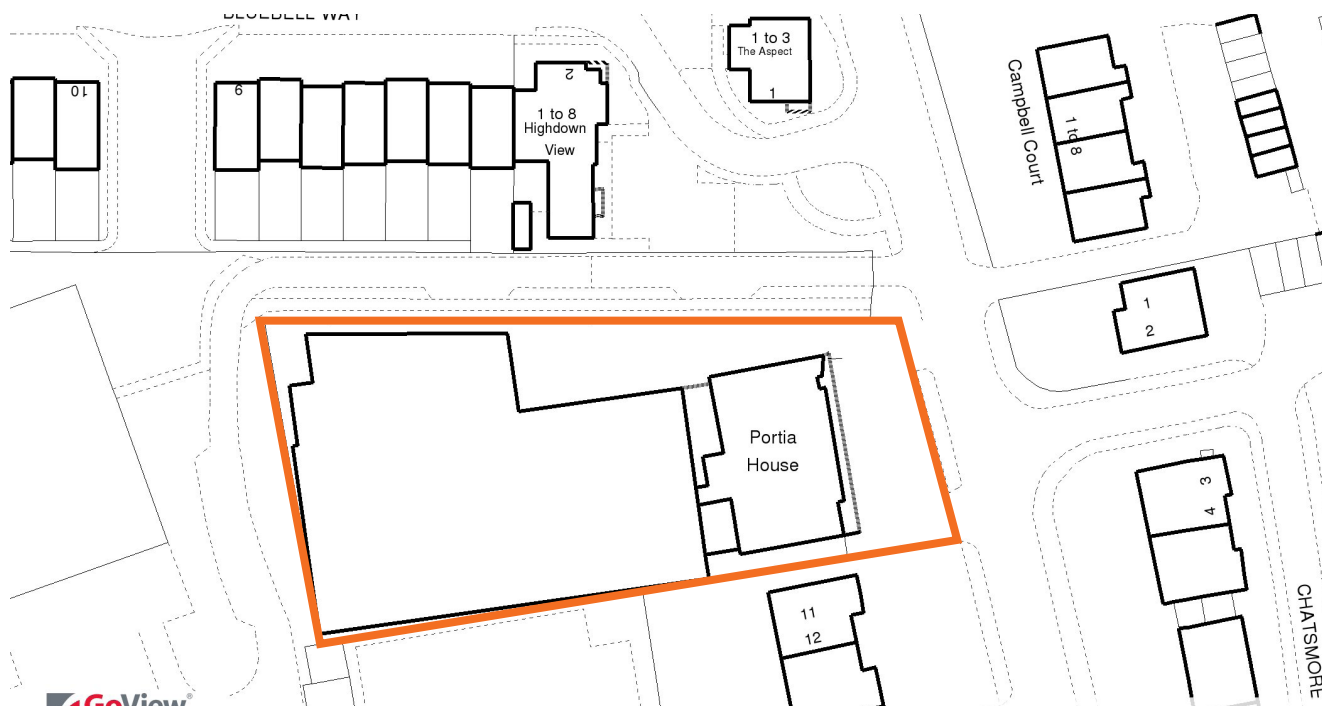
Floor Plans

Main Factory - 25,250 sq ft





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Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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www.flude.com



Flude
PROPERTY CONSULTANTS

12 May 2021



OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH