Flude
PROPERTY CONSULTANTS

Chandlers Yard
Upper High Street, Worthing, West Sussex. BN11 1DL

FOR SALE

FREEHOLD BUSINESS UNIT WITH SECURE YARD

5,385 sq ft (500.28 sq m)

Warehouse/Office - 2,535 sq ft (235.53 sq m)
Yard - 2,850 sq ft (265 sq m)

Key Features:

- Centrally Located close to Worthing town centre
- Rare freehold opportunity
- Secure yard/parking area
- 3m x 3m Loading door
- Good quality offices, benefitting from A/C
- May suit multiple uses - stpc
- Site Area - 0.16 acres
- Offers in excess of £500,000
- Would suit owner occupiers or investors
- May consider leasing

Location

Worthing is a large seaside town, located in the county of West Sussex. It is conveniently located along the A27 south coast trunk road, with the premises lying approximately 12 miles west of Brighton, and 38 miles east of Portsmouth.

The property occupies a shielded position along Upper High Street, and is accessed via a shared entrance road between two residential properties to the west of the building. This location is mixed-use in character, with residential premises neighbouring Chandlers Yard to the north, east and south. The town centre is approximately 0.5 miles to the south and Worthing mainline train station is within 10 minutes walk, offering direct services to Brighton, Gatwick Airport, London Victoria and London Bridge.

What3words: editor.towns.itself

Accommodation

The property comprises a single-storey, modern business unit of steel-framed construction with a large secure yard. Elevations are in brickwork with profile metal sheet cladding above. The accommodation has a high office content finished to a good standard, being a mix of open plan and individual offices, but could easily be returned to warehouse space. The premises benefits from A/C throughout the offices, suspended ceilings with inset lighting, open kitchenette, multiple W/Cs and shower.

The warehouse is accessed from a large secure yard via an up & over electric roller shutter door (2.97m wide x 3.11m high) with eaves heights of 3.25m - 4.58m.

The accommodation has the following approximate floor areas:

Area	Sq Ft	Sq M
Warehouse	481 sq ft	44.71 sq m
Offices	2,054 sq ft	190.82 sq m
Yard	2,850 sq ft	265 sq m
Total	**5,385 sq ft**	**500.28 sq m**

Warehouse/Offices calculated on GIA and Yard on GEA

EPC

We understand the property has an EPC rating of C (69).

Planning

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.

It is felt the premises could suit an array of uses however interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

Offers in excess of £500,000 are invited for the freehold interest subject to contract.

Business Rates

Rateable Value (2017): £17,750.
Future Rateable Value (2023): £21,750

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

VAT

We understand that the property is elected for VAT and therefore VAT will be applicable to any sale (or rent).

Legal Fees

Each party to bear their own legal costs incurred.

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Maps and plans are for indicative purposes only

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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1 March 2023