



FOR SALE

59/61
Lyndhurst Road, Worthing, BN11 2DB



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Key Features

- Located close to Worthing Hospital and local amenities such as Waitrose
- Within walking distance of Worthing Station and Worthing town centre
- Three parking spaces with the building but plentiful public and street parking nearby
- Close to the amenities of Beach House Park and within 10 minutes for Worthing seafront
- Of interest to Owners Occupiers and Developers
- Existing E Class premises
- Planning for 2 x Two bedroom Flats
- No CIL payment
- Total GIA 1,609 sqft (149.55 sqm)
- Price £315,000 for the property with vacant possession





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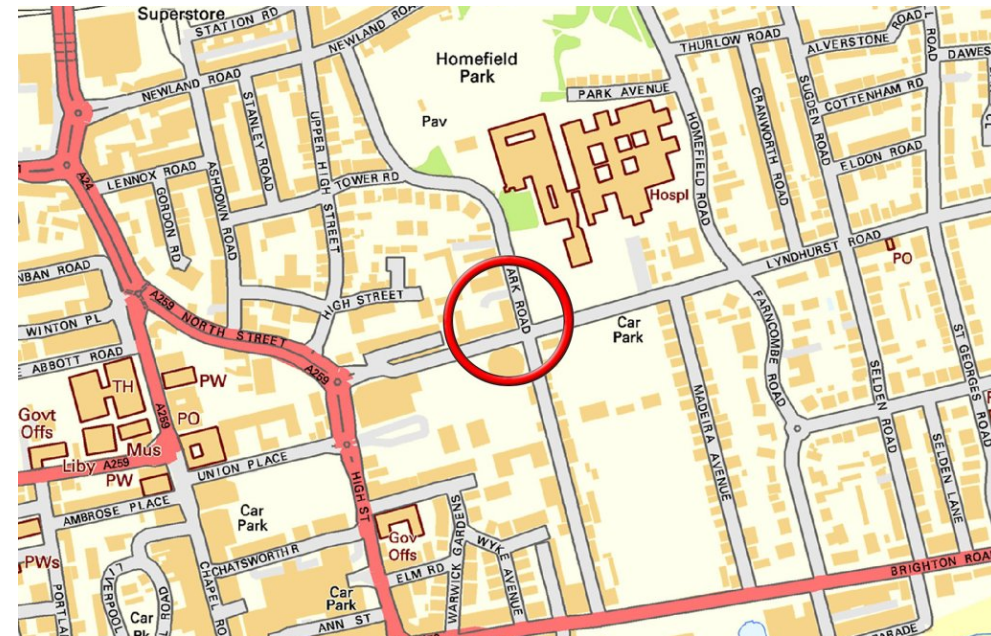
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Location & Situation

Worthing is the largest town in west Sussex with a population of 111,400 (population census 2021).

The town has excellent road communications, being situated on the A27 dual-carriageway which runs east to Brighton and west to Portsmouth/Southampton.

The property occupies a prominent corner position in the centre of Worthing, on the northern side of Lyndhurst Road to the west of its junction with Park Road. Worthing Hospital lies about 100 yards to the east.





Description & Accommodation

The property comprises an end-of-terrace period building, arranged over two storeys. Elevations appear to be in solid brick, which have been rendered and painted, beneath a pitched and concrete-tiled roof.

Internally, the property has been divided horizontally to form two self-contained commercial interests; being a lock-up shop / office to the ground floor, and an office on the first floor.

Outside is a garage to the western side of the building, which can be accessed from the ground floor, together with three off-road car parking spaces.

The total Gross Internal Area (GIA) for the property is:

Ground Floor - 802 sqft (74.55 sqm)

First Floor - 807 sqft (75 sqm)

Total GIA - 1,609 (149.55 sqm)

We have measured and calculate the accommodation to have the following approximate net internal floor area (NIA):

Area	Sq Ft	Sq M
Ground Floor	183	17
First Floor	557	51.75
Total	1,173	108.97





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Rateable Value

Ground Floor RV £6,700 (2023)

First Floor RV £6,000 (2023)

RV below £12,000 so an occupier may be entitled to 100% Small Business Rate relief.

EPC

Further information on request.

Planning

Existing Use

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.

Proposed Use

The premises also benefit from Prior Approval for the proposed change of use from Office/Commercial to two residential flats under NOTICE/0013/25.

This development is NOT liable for Community Infrastructure Levy (CIL) and therefore no CIL is payable.

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.





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FLOOR PLAN For identification purposes only.



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GOAD PLAN For identification purposes only.



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Terms

We have been instructed to market the freehold interest with vacant possession at a guide price of £315,000 subject to contract.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

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

Anti Money Laundering Regulations 2017

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.



Further Information

Please contact the sole agents Flude Property Consultants:

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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.

9 October 2025

