Flude
PROPERTY CONSULTANTS

SECURE SOUTH EAST CONVENIENCE STORE INVESTMENT LET TO TESCO'S



Price Reduced to Offers in Excess of £800,000

FOR SALE

1-5 South Farm Road
Worthing, West Sussex, BN14 7GA

Key Features

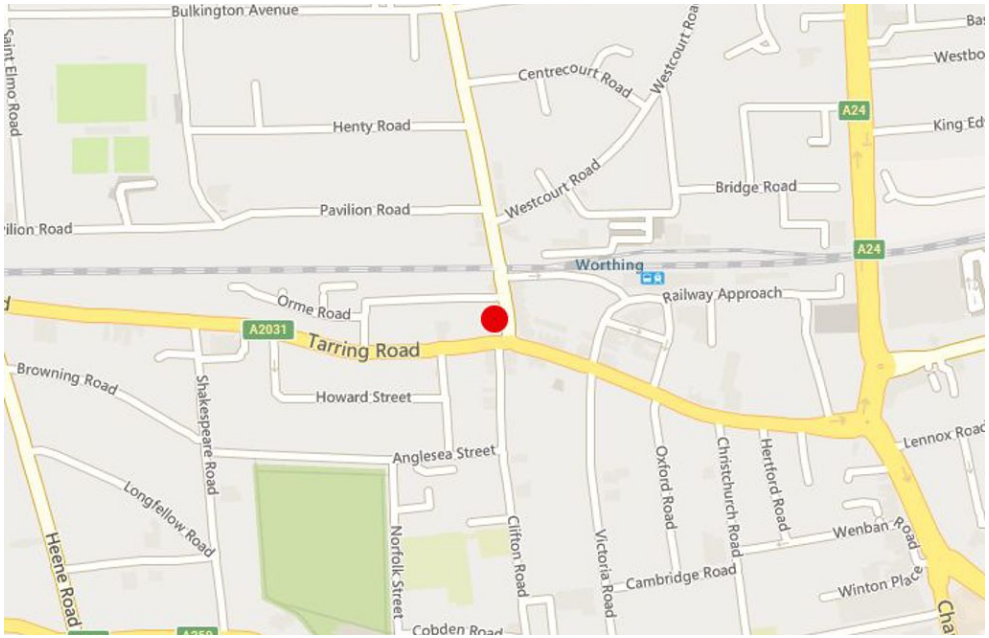
- Well located in South East, close to Worthing town centre
- Strong neighbourhood shopping area, with high levels of passing vehicular traffic
- Ground floor unit configured as a lock-up shop with a GIA 4,000 sq ft
- EPC rating of B
- Let to Tesco Stores Limited (D&B rating 5A 1) who have been in occupation since 2008
- FRI lease until March 2038 with just under 8 years to a break
- Tenure: long leasehold at a peppercorn rent
- Rent £62,000 pax
- Open market upward only rent reviews in 2028 and 2033
- Reduction: Offers in excess of £800,000 which would reflect a NIY of 7.35% (after purchasers costs of 5.49%)



Location & Situation

Worthing is a large seaside town, located in the county of West Sussex. It is conveniently located along the A27 south coast trunk road, and lies approximately 15 miles west of Brighton, and 38 miles east of Portsmouth.

The property occupies a prominent corner position on the western side of South Farm Road, at its junctions with Teville Road, Tarring Road and Clifton Road. This location is a neighbourhood shopping area, with high levels of passing vehicular traffic, about a quarter of a mile to the northwest of Worthing town centre





Description

The subject accommodation comprises the ground floor of a substantial, three-storey building. The building is of a traditional construction, beneath a pitched slate-tiled road, and incorporates stucco-rendered and painted elevations above a traditional timber-framed shop front.

Internally, the ground floor is configured as a lock-up shop, which is currently occupied as a convenience store by Tesco Express. The configuration of the ground floor allows the premises to be occupied as a whole, or as three individual units.

We calculate the property to have a Gross Internal Area (GIA) of 4,000 sq ft (371.60 sq m).





Rateable Value

Rateable Value (2026): £63,000

EPC

We understand the property has an EPC rating of B.







FLOOR PLAN For identification purposes only.

Terms

The premises is held on a long leasehold interest for a term of years expiring on 29 June 2128, at a peppercorn rent (approx. 103 years unexpired). The permitted use is for Classes A1, A2 and A3 use under the Schedule of the Town and Country Planning (Use Classes) Order 1987 (as amended).

We have been instructed to market the long leasehold interest at a reduced price of offers in excess of £800,000 which would reflect a NIY of 7.35% (after purchasers costs of 5.49%).

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand that the property is elected for VAT and therefore it is assumed that the sale will be treated by way of a Transfer of A Going Concern (TOGC).

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.

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Further Information

Please contact the sole agents Flude Property Consultants:

Mark Minchell
m.minchell@flude.com
01243 929136

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.

20 October 2026

The Commercial Property Network

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