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Commercial & Residential Estate Agents, Surveyors, Valuers & Property Managers

Graves Son & Pilcher for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (11) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property.

BUSY MAIN ROAD LOCATION

FREEHOLD INVESTMENT

Income £20,000 pa ex

FOR SALE



49 BRIGHTON ROAD
WORTHING

Situated in a corner location on the main Brighton Road (A259) to the east of Worthing town centre (see location plan overleaf). The property offers future potential for development or conversion subject to any necessary consents at lease expiry (2030) and briefly comprises:

Frontage 14'8 (4.47m)
Return Frontage 70'6 (23.16m)
Forecourt Depth 6'7 (2m)

Ground Floor Restaurant

width **15'** (4.57m) widening to **16'10** (5.13m), depth **45'6** (13.87m)
providing 40 covers and bar area in all **728ft²** (67.63m²)
fitted kitchen **238ft²** (22.11m²)
ladies/gents + disabled WC

First Floor

3 rooms, 2 shower rooms/WC, 1 WC

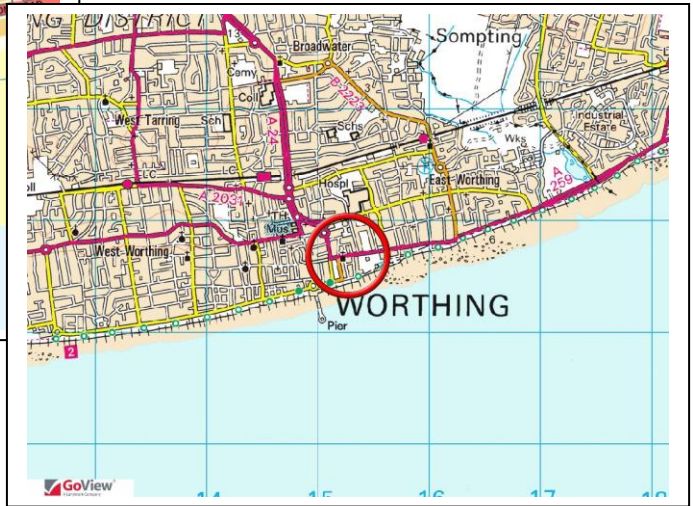
Second Floor

3 rooms

Tenancy: The property is let to Chonlatharn Sutthijamong on a full repairing and insuring lease for a term of 20 years from 7 May 2010 at a present rental of £20,000 per annum exclusive and subject to open market rent reviews in May 2018, 2022 and 2026.

OFFERS are invited in the region of £300,000 for the FREEHOLD interest

Viewing by strict appointment with SOLE SELLING AGENTS, GRAVES SON & PILCHER LLP



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Energy Performance Certificate

Non-Domestic Building



49 Brighton Road
WORTHING
BN11 3EE

Certificate Reference Number:
9700-9971-0337-2960-0094

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

110

This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity

Building environment: Air Conditioning

Total useful floor area (m²): 114

Building complexity (NOS level): 3

Building emission rate (kgCO₂/m²): 300.01

Benchmarks

Buildings similar to this one could have ratings as follows:

35

If newly built

93

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.