

Nicholas James



- Freehold Investment
- £56,100 per annum income
- Rent Guarantee
- Newly refurbished

Chapel Road, Worthing, BN11 1BJ

£750,000

INVESTMENT OPPORTUNITY

Freehold mixed-use investment comprising a ground floor shop with 6 room HMO above let and producing £56,100 per annum. The building has just been refurbished to a high standard and comes with the option of a guaranteed rent for three years to offer hassle-free income. Centrally located in Worthing town centre, 0.2 miles to Worthing Pier and seafront.

Shop

The ground floor is let to a barber shop on a 10 year lease from 27th October 2020. There is a tenant only break clause at year 2 and a landlord break clause at year 5. The current rent is £9,000 per annum however increases to £10,000pa for the second year, £11,000pa for the third, fourth and fifth year and £12,000pa for the years following.

HMO

The HMO is arranged over 4 storeys with a shared living room and laundry facilities on the ground floor, with 6 bed/sitting rooms over with two full shower rooms.

The rooms are in the process of being let however when fully let will produce an income of £47,100 per annum. Please ask for an up-to-date rent schedule.

Each of the rooms have been refurbished to a high standard and come with a kitchen area, television and WIFI.

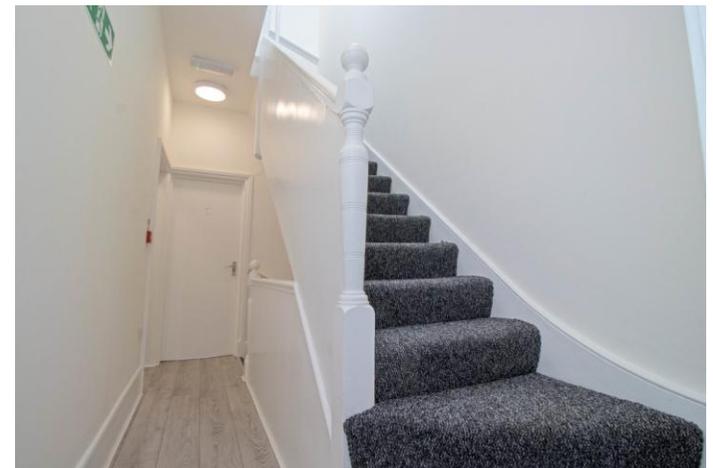
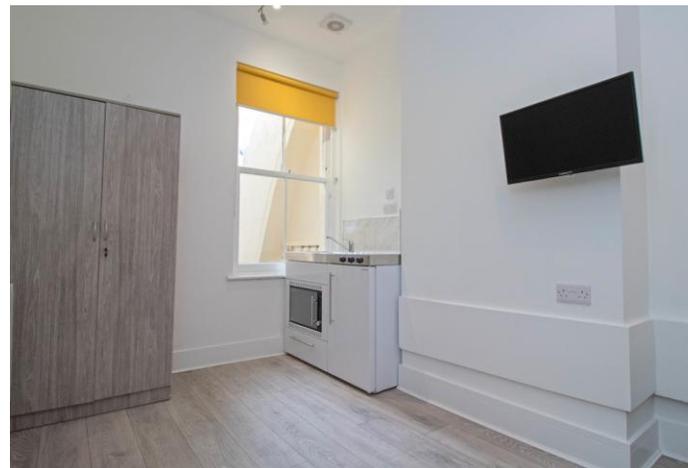
Total rent £56,100 per annum.

Guaranteed rent

There is an option to purchase the property subject to a 3 year lease of the whole building at a rent of £46,500 per annum. This offer will include payment of electric, water, council tax, broadband, management charges, interior repairs and void periods. The purchaser will be responsible for external repairs only, however the exterior has very recently been refurbished and decorated.

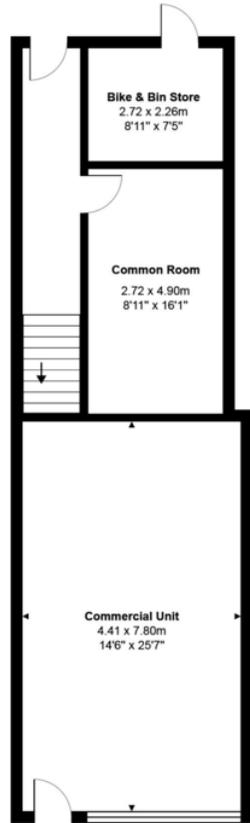
This is a fantastic opportunity for a 'turnkey' investment with income from day one.

PRICE £750,000

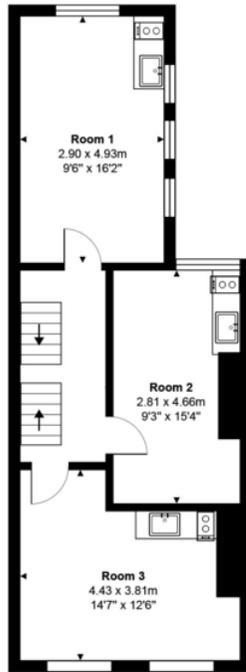




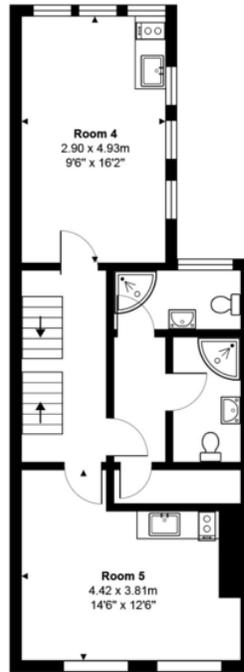
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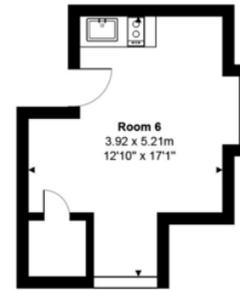
Ground Floor
Area: 64.7 m² ... 696 ft²



First Floor
Area: 49.4 m² ... 531 ft²



Second Floor
Area: 49.3 m² ... 531 ft²



Top Floor
Area: 17.1 m² ... 184 ft²

Total Area: 180.4 m² ... 1942 ft²

All measurements are approximate and for display purposes only

**Nicholas
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

