

# Lot 8

317/323 Goring Road, Goring-by-Sea,  
Worthing, West Sussex BN12 4NX

**\*Guide: £425,000**

Gross Yield 10.1%

In the same family ownership for over 25 years

6 week completion



## SITUATION

Located on the main A259 at the busy junction with Mulberry Lane, close to the Sea Front in this sought after residential suburb only 2½ miles west of Worthing, within an established shopping centre amongst such multiples as **Sainsbury's Local, KFC, Medivet, Post Office, Domino's** and a host of local traders.

Worthing is a popular coastal resort town as well as being a commercial centre, only 11 miles west of Brighton and enjoying excellent road links with the A27.

## PROPERTY

An attractive mid terraced building comprising a **Ground Floor Double Shop (Nos. 319/321)** with separate front & rear access (left side) to a **Large Self-Contained Flat (No. 317)** on two upper floors, plus a further separate front & rear access (right side) to **Self-Contained Offices (No. 323)**.

There is a rear service road allowing vehicular access for unloading together with lay-by parking at the front.

**VAT is NOT applicable to this Lot**

## FREEHOLD

**Note 1: There is potential to convert the Offices (No. 323) into a Self-Contained Flat, subject to obtaining possession and the necessary consents.**

**Note 2: The Flat (No. 317) has been well-maintained and has gas central heating and uPVC windows throughout plus a first floor roof terrace.**

## View opposite the property



**£43,100** per annum

The Surveyors dealing with this property are  
**John Barnett and Jonathan Ross**

## Vendor's Solicitors

Sherrards

Tel: 01727 832 830 Ref: Gregory Lunnon

Email: [gpl@sherrards.com](mailto:gpl@sherrards.com)

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



### TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 319/321 (Ground Floor Double Shop)	Gross Frontage 30'0" Internal Width 29'6" Shop & Built Depth 62'3" Sales Area Approx. 1,340 sq.ft. Storage Area Approx 300 sq.ft. WC	<b>Y. Karakas t/a Londis Convenience Store</b>	15 years from 6th December 2021	£20,000	FRI <b>Rent Reviews 2026 and 2031</b> <b>Rent Deposit of £10,456.28 being held.</b>
No. 317 (First & Second Floor Flat)	4 Bedrooms, Living Room, Kitchen, Bathroom/WC Roof Terrace. GIA Approx. 980 sq.ft.	<b>Individual</b>	1 year from 6th March 2025	£15,600	AST <b>Rent Deposit of £1,500 being held.</b>
No. 323 (First & Second Floor Offices)	4 Offices, Kitchen/Staff Room, 4 WC's GIA Approx. 980 sq ft	<b>VHM Care Ltd (Medical Agency)</b>	5 years from 24th January 2024 (Outside s. 24–28 of L&T Act 1954)	£7,500	IRI plus contribution to external maintenance & repairs capped at £1,200 p.a. <b>Tenant's Break 2027.</b> <b>Rent Deposit of £1,699.28 being held.</b>
				<b>Total: £43,100</b>	