



Goring Road, Goring, Worthing

£325,000

Aspire Residential are delighted to bring to the market this freehold opportunity for investment purposes. This property has been let historically to the successful restaurant 'Shafique's' who has a long lease term remaining. The property comprises; a retail unit with front and rear dining, a kitchen and a preparation area whilst the flat offers three beds, kitchen, lounge with balcony, bathroom and separate W/C over two floors. Return on investment of 10%.

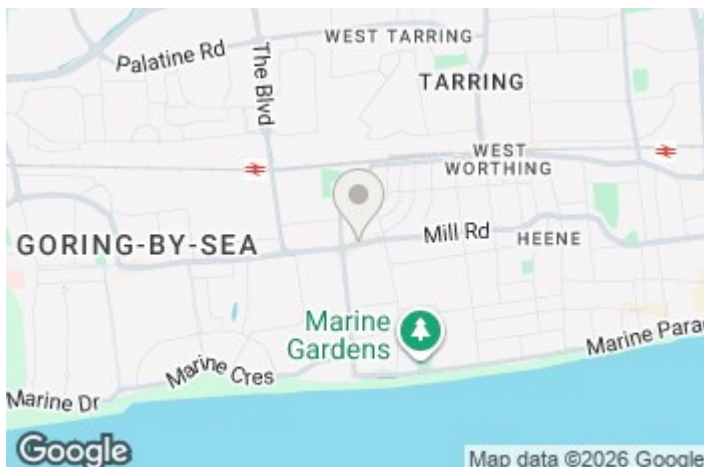


Council Tax Band:

- Popular high street location
- Good return on investment
- EPC -
- Tenant & business unaffected - not for sale.
- Successful and long term tenant in place
- Customer parking available along the high street
- Shop & three bedroom maisonette
- ROI - 10%

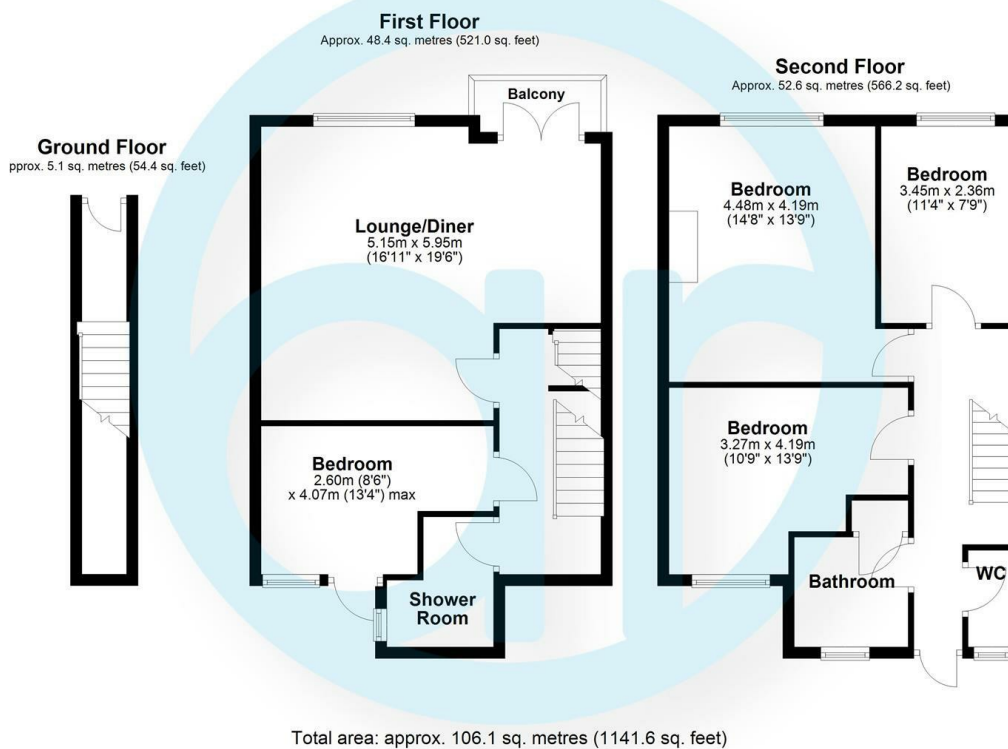
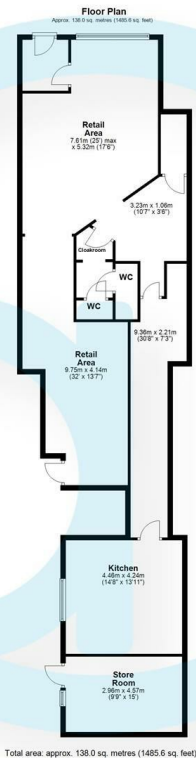


Goring-by-Sea, a coastal suburb of Worthing, England, harmoniously combines seaside tranquillity and modern living. Nestled between the South Downs National Park and the English Channel, the area offers stunning views of the countryside and coastline. Characterised by tree-lined streets, diverse housing options, and easy beach access, Goring-by-Sea provides a peaceful retreat with well-regarded schools, shopping, and dining. Active community events and a strong neighbourhood spirit contribute to the area's charm, making Goring-by-Sea an idyllic destination that seamlessly blends the beauty of nature with suburban convenience.



EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Aspire Residential | Goring-by-Sea

28 Goring Road
Goring-by-Sea
Worthing
BN12 4AD
Telephone: 01903 259 961
Email: info@aspireresidential.co.uk



Aspire Residential | Durrington / Salvington

5 Selden Parade
Salvington Road
Worthing
BN13 2HL
Telephone: 01903 910 424
Email: enquiries@aspireresidential.co.uk

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