

Residential Investment

TWO LET TERRACED PROPERTIES

1 & 3 SURREY STREET

WORTHING

BN11 3BY

OFFERS IN EXCESS OF £300,000

Location

Worthing is on the south coast of England in West Sussex, approximately 10 miles west of Brighton and 60 miles from London. The subject properties are located off Montague Road and within walking distance of both the town centre and the beach.

Description

1 & 3 Surrey Street are both two-storey, period, terrace properties located adjacent to the rear entrance and car park for a Travelodge Hotel.

Each property comprises two reception rooms, kitchen, two bedrooms, bathroom and rear garden.

1 & 3 Surrey Street are to be sold as a pair.

Tenancies

The properties are being sold subject to the following tenancies:

1 Surrey Street let on an Assured Shorthold Tenancy for 24 months from 1st November 2011 at £8,700 pa.

3 Surrey Street let on an Assured Shorthold Tenancy for 12 months from 1st November 2011 at £8,700 pa.

Legal Costs

Each party to bear their own legal costs

Energy Performance Certificate available on request



Viewing

By appointment with sole agents:

Greg Rowland
Jaggard Baker
Tel: 01494 689613 Email: gjr@jagbak.co.uk

Important Notice

Jaggard Baker, their clients and any joint agents give notice that: These particulars do not form any part of an offer or contract and must not be relied upon as statements of facts or representations of fact. No responsibility is taken of any statements within these particulars. Jaggard Baker are not authorised to make or give representations or warranties in relation to the property here or elsewhere, either on their own behalf or on behalf of their client. The text, photographs and plans are for guidance only. All measurements, areas or distances are approximate. It should not be assumed that the property has the appropriate planning permission. Jaggard Baker have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

VAT

VAT may be payable on the purchase price and/or on the rent and/or on other charges or payments. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position.