

32-36 SOUTH STREET

Worthing, BN11 3AA



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View of the proposed development from South Street facing North

Key Highlights

- Prime residential-led development opportunity located within Worthing town centre, approximately 150 m north of Worthing Pier and beachfront.
- The site comprises a vacant three storey building, providing a ground floor retail unit with ancillary accommodation above.
- Detailed planning permission granted for conversion and extension of upper floors to provide 10 apartments and external alterations to ground floor retail unit.
- The proposed scheme provides 10 private tenure apartments, with a total Net Saleable Area (NSA) of approximately 7,298 sq. ft. (678 sq. m).
- The retail unit proposed will comprise 294 sq m (3,175 sq ft) of Gross Internal Area (GIA) retail space.
- Site extends to 0.05 hectares (0.12 acres).
- Unconditional offers sought for the freehold interest with vacant possession.

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Location

Worthing is a popular seaside town in West Sussex. The town centre offers a comprehensive array of facilities and amenities, including familiar national high street brands such as Waitrose, Debenhams, TK Maxx, Top Shop and Marks & Spencer, as well as independent outlets. Worthing provides a range of leisure activities: with five miles of beach front, an amusement pier, Worthing Lido, two theatres and cinemas, a bowling alley and Worthing Museum and Art Gallery.

Connectivity

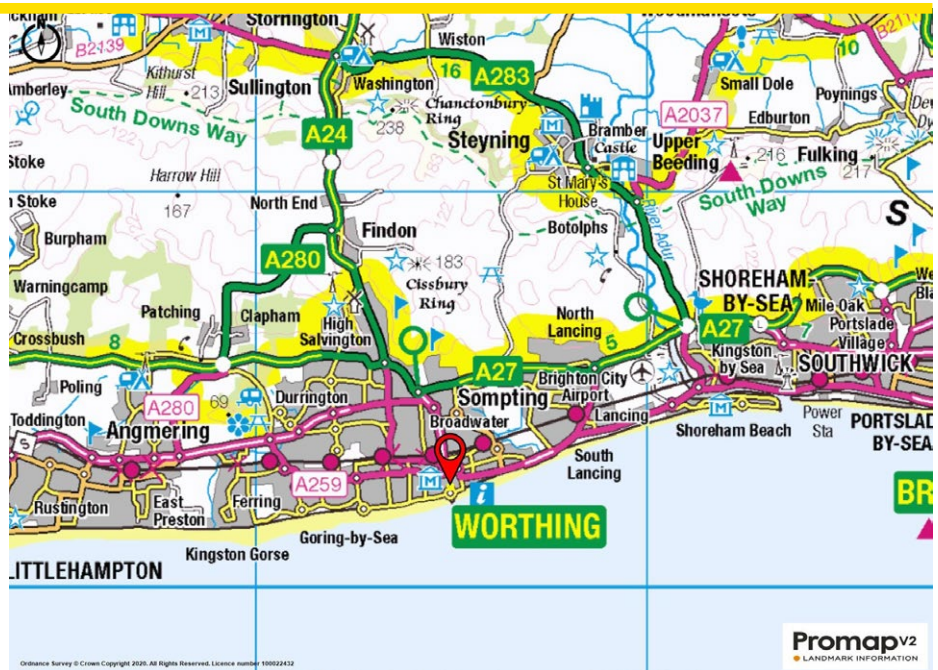
Worthing benefits from good transportation links. Worthing has three railway stations situated on the West Coastway line: Worthing, West Worthing and East Worthing. These stations provide services to Brighton (approximate journey time of 24 minutes), Gatwick Airport (approximate journey time of 59 minutes) and London Victoria (approximate journey time of 1 hr 22 minutes).

Worthing connects directly onto the A24, which provides access northbound to Horsham, Crawley and London and links with the M25 and wider motorway network. The town also connects to the A27, providing a link with the South Coast via the M27 to Portsmouth in the west and Eastbourne to the east. Gatwick Airport is approximately 36 miles (57.9 km) north east of the site, via the A24.

Site Description

The site is located in a prominent part of Worthing town centre and fronts onto South Street, one of Worthing's prime retail areas. This site is situated immediately north of the seafront (approximately 476 ft. / 150 m) and 1.2 km (0.7 miles) south of Worthing train station.

The site comprises a three storey building with a ground floor retail unit and ancillary space above. The retail unit has a shop frontage of approximately 14 metres (45 feet). To the rear, the site has a secure loading area and provides vehicular and pedestrian access onto Marine Place.



Indicative Site Location



Indicative Site Boundary



Planning

The site falls within the jurisdiction of Ardur and Worthing Councils and is situated within the South Street Conversation Area. Detailed planning permission has been granted for the conversion and extension of the first and second floors and construction of a third floor to provide 10 apartments, in addition to external alterations to the existing retail unit. We have tabulated below the site's recent planning history.

PLANNING REF.	DESCRIPTION	APPLICATION TYPE	DATE OF DECISION	DECISION
AWDM/1023/19	Proposed change of use of part of the first floor to form 1no. 2 bed and 1no. 1 bed flat.	Change of Use	26 Jul 2019	Application Permitted
AWDM/0303/19	Residential conversion of part of first floor and all of second floor, with construction of third floor and rear extension at first and second floor level to provide 8no. flats and third floor roof terraces. Other external alterations including replacement shopfront on front (west) elevation with new front entrance door to proposed flats; ground floor alterations to rear (east) elevation to include rear access to flats; installation of new windows to upper floors and new style rendering to front elevations (Minor Material Amendment to AWDM/1202/18: Condition 1 for amended ground and part first-floor layout and removal of original Condition 9 referring to use of part of first floor).	Section 73	20 Jun 2019	Application Permitted
AWDM/1202/18	Residential conversion of part of first floor and all of second floor, with construction of third floor and rear extension at first and second floor level to provide 8no. flats and third floor roof terraces. Other external alterations including replacement shopfront on front (west) elevation with new front entrance door to proposed flats; ground floor alterations to rear (east) elevation to include rear access to flats; installation of new windows to upper floors and new style rendering to front elevations.	Detailed Planning Application	05 Dec 2018	Application Permitted

The proposed development is subject to a S106 agreement to provide an offsite affordable housing contribution of £8,085 which is payable upon construction of the final apartment. We enclose a copy of the Section 106 agreement within our online data room. The proposed development will not be liable for a Community Infrastructure (CIL) payment.

Proposed Accommodation

We summarise the Gross Internal Area (GIA) and the Net Saleable Area (NSA) of the proposed accommodation below. The approved plans can be found within our online data room.

UNIT	FLOOR	FLOOR AREA (SQ. FT.)	FLOOR AREA (SQ. M.)
Retail Unit	Ground	3,175	294
Residential Units	First	3,276.5	304.4
Residential Units	Second	3,246.4	301.6
Residential Units	Third	2,165.7	201.2
TOTAL GIA		11,863.6	1,101.2

UNIT	FLOOR	BEDS	FLOOR AREA (SQ. FT.)	FLOOR AREA (SQ. M.)
1	1st Floor	2-Bed	731.9	68
2	1st Floor	2-Bed	742.7	69
3	2nd Floor	2-Bed	753.4	70
4	2nd Floor	1-Bed	538.2	50
5	2nd Floor	2-Bed	667.4	62
6	2nd Floor	2-Bed	694.3	64.5
7	3rd Floor	2-Bed	998.9	92.8
8	3rd Floor	2-Bed	876.2	81.4
9	1st Floor	2-Bed	753.4	70
10	1st Floor	1-Bed	538.2	50
TOTAL NSA			7,294.7	677.7



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View of the proposed development from Marine Place facing South

EPC

The existing building has an Energy Performance Rating of D(99). A copy of the Energy Performance Certificate is enclosed within our online data room.

Tenure

The freehold interest in the site will be sold with vacant possession. Alternatively, the vendor would consider retaining the retail unit and solely sell the leasehold interest of the residential element of proposed development, subject to a 999 year lease.

Method of Sale

The site is offered for sale by informal tender.

Offers are sought for the freehold interest on an unconditional basis.

Please note that the vendor reserves the right not to accept the highest or any offer, withdraw the site from the market or to alter the method of sale at any time.

Viewings

Viewings are strictly by appointment only. Please contact Daniel Giles or Charlotte Watts at Savills Guildford to make an appointment.

VAT

The Vendor has elected to charge VAT.

Data Room

Further information relating to the site is available for download from our online data room:

<https://savillsglobal.box.com/v/32-36SouthStreetDropBox>

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