FREEHOLD SITE with Existing Commercial Building -circa 26,000sqft(GIA) - on 0.75 acres
P/P FOR 53 RESIDENTIAL UNITS

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The Plaza, Rowlands Road, Worthing, BN11 3JS

- Planning Granted for 53 residential units & 2 ground floor commercial units
- 6 Houses with 47 Flats (All private)
- Large onsite parking area.
- Building & site suits a variety of uses, Care Home, Padel, Storage, Leisure Bouldering, Place of Worship etc (STP)
- 26,000sqft existing building with scope to maximise internal height
- Potential to split site

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LOCATION

Worthing is a popular seaside town with a mix of Victorian housing and modern developments all benefitting from its coastal charm. The town offers a range of shops including various multiple retailers and a good range of independents. Worthing has great transport links with the coast way rail service providing regular services to Brighton and Chichester but also London to the north. This site is close to the town centre amenities, the seafront, iconic pier, and is just a couple of miles south of the South Downs National Park. Worthing station is approximately 15 minutes' walk away. A location plan is shown overleaf.

DESCRIPTION

Comprising a former Cinema complex opened in the 1930's and most recently used as a bingo hall this imposing property provides an opportunity for redevelopment or reuse by utilising the internal voluminous space which has been ignored by previous uses. The building is cavernous internally and reaches approximately 4 storeys making it potentially suitable for a range of alternative uses such as padel courts, bouldering centre, gym, play centre, place of worship another Theatre or an alternative leisure use. The site itself may suit alternative redevelopment options such as a care home. (subject to planning)

The site is located to the west of the town centre within the Montague Street Conservation Area but is not listed. The existing built form covers the southern part of the site with the northern section being laid to tarmac for onsite parking.

PLANNING

Under application **AWDM/1331/24** (approved Nov 25) the site has full planning consent for a comprehensive redevelopment comprising 47 Residential Apartments and 6 Town Houses all of which are private sale. In addition, there are 2 commercial Class E units fronting Rowlands Road extending to approximately 2,100sqft/195sqm. See schedule overleaf.

A full set of drawings and a breakdown of the GDV schedule is available in the data room. In addition, the data room includes, title plans, planning documents, the S106 agreement and several surveys.

A selection of drawings are shown overleaf.

CIL PAYMENT

If the redevelopment goes ahead the scheme will be subject to CIL. Further details upon request.

SECTION 106 AGREEMENT

A Section 106 Agreement has been agreed and is available in the data room. The 106 contributions are expected to be approximately £170,000 subject to indexation and does include a future viability review with additional payments possible.

No Affordable units are required within the proposed scheme all are private sale.

BUSINESS RATES

The Rateable Value for the financial year 2026-2027 provided by the Valuation Office Agency www.voa.gov.uk is £57,500 for the property.

For more information on Rates Payable, and the various multipliers now available, please see: Estimate your business rates - GOV.UK

TENURE

Freehold with vacant possession on completion.

The vendor may consider a split of the title to separate the proposed Town Houses from the Apartment Block if required.

PRICE

Guide price - Offers are invited in the region of **£2.75m**.
Alternatively offers for the front section alone will be considered. **Plot B** on plan overleaf

FLOORPLANS

A selection of the approved floor plans are shown overleaf.

The data room can be accessed by contacting the agents overleaf.

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PROPOSED ACCOMMODATION SCHEDULE

Apartments

Floor	1 Bed	2 Bed (3p)	2 Bed (4p)	Total units	Resi GIA (m^2)	Comm GIA (m^2)
Fourth	*2*	*6*	*1*	*9*	*681*	*0*
Third	*4*	*2*	*5*	*11*	*859*	*0*
Second	*2*	*2*	*7*	*11*	*911*	*0*
First	*2*	*2*	*7*	*11*	*911*	*0*
Ground	*0*	*0*	*5*	*5*	*691*	*195*
Total	***10***	***12***	***25***	***47***	***4,053***	***195***

Houses

Floor	3 Bed (5p)	4 Bed (8p)	Total units	Resi GIA (m^2)
Ground	*5*	*1*	*6*	*609*

BASIS OF OFFER

Unconditional offers only will be considered and interested parties are required to provide background evidence of how the purchase will be funded and provide a set timetable for a swift exchange of contracts and completion of purchase.

For access to the Dataroom information contact
Email: steven@oakleyproperty.com or james.hamblyn@oakleyproperty.com

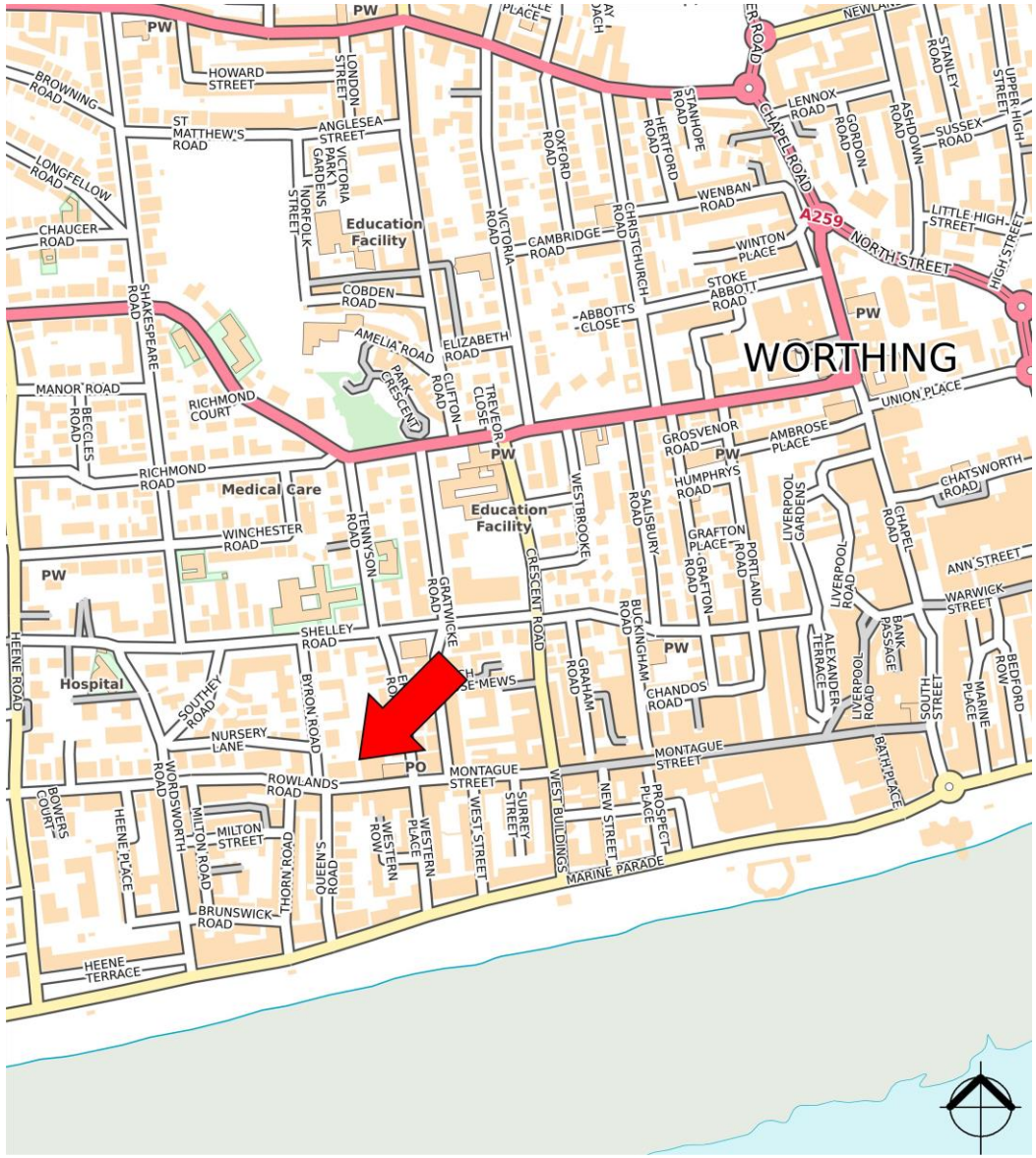
Further information is available by contacting:



Steven Harvey
01273 645 772
steven@oakleyproperty.com



James Hamblyn
01273 645 411
james.hamblyn@oakleyproperty.com



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Aerial CGI - consented scheme



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External CGI - front façade



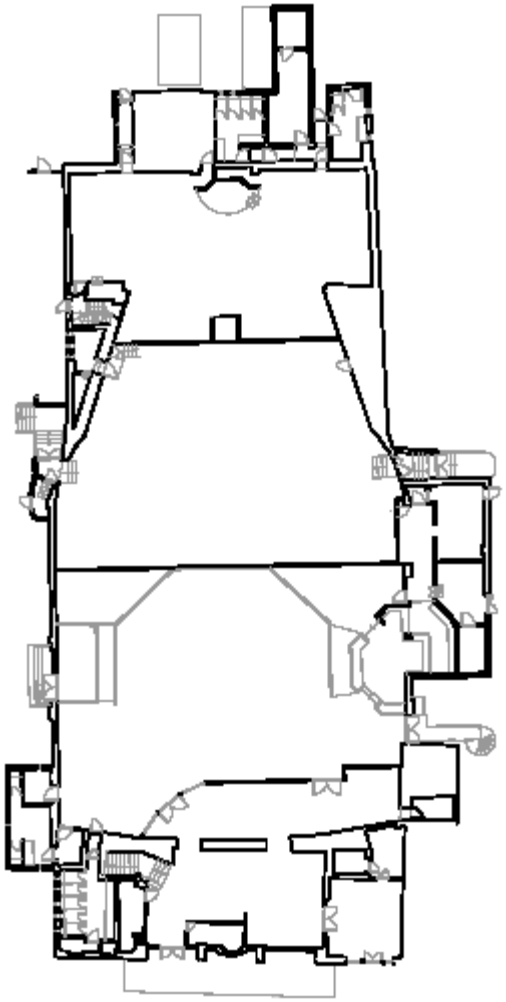
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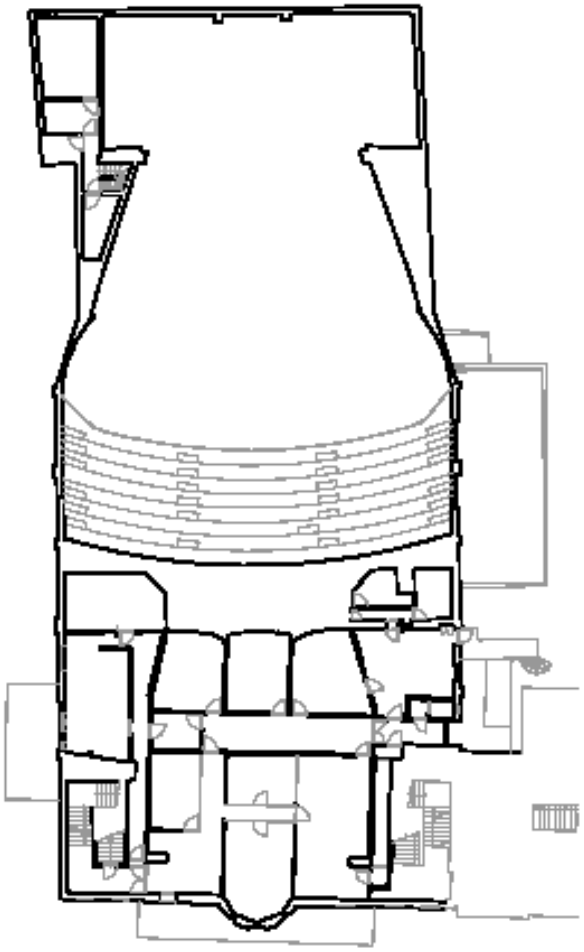
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Existing Floor Plans



Ground Floor



First Floor

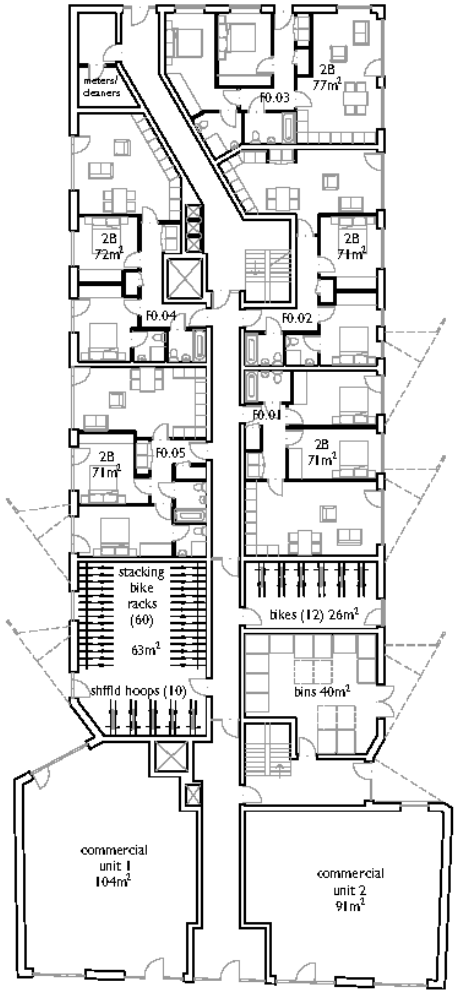
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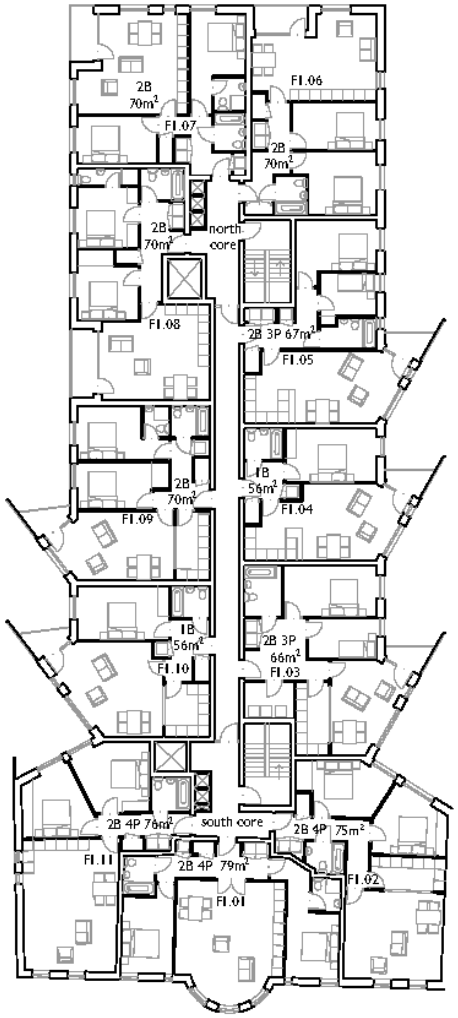
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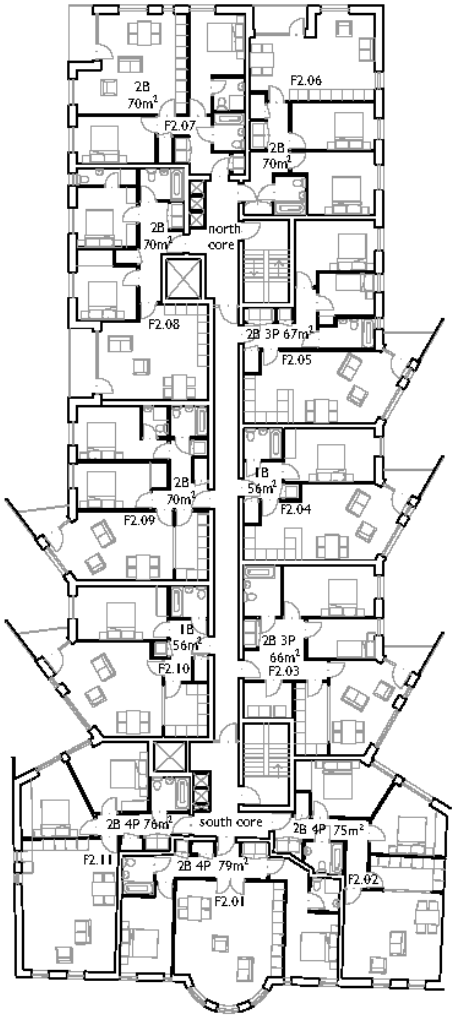
Proposed Floor Plans



Ground Floor



First Floor



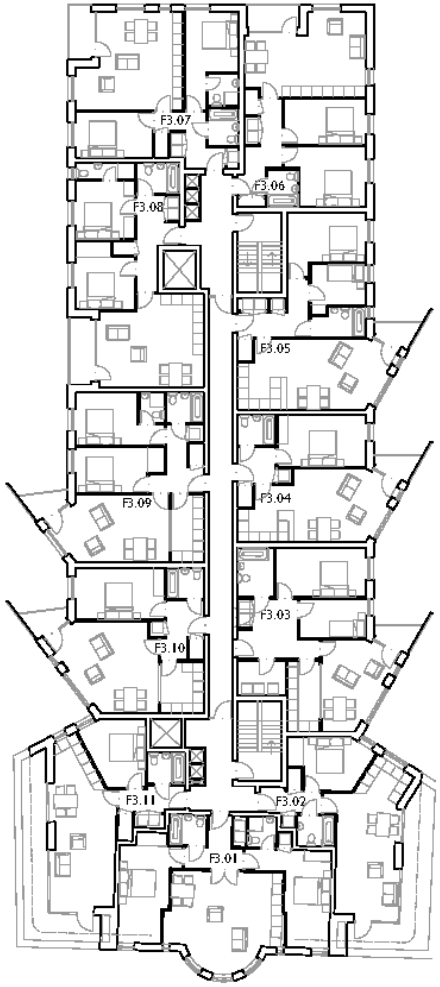
Second Floor

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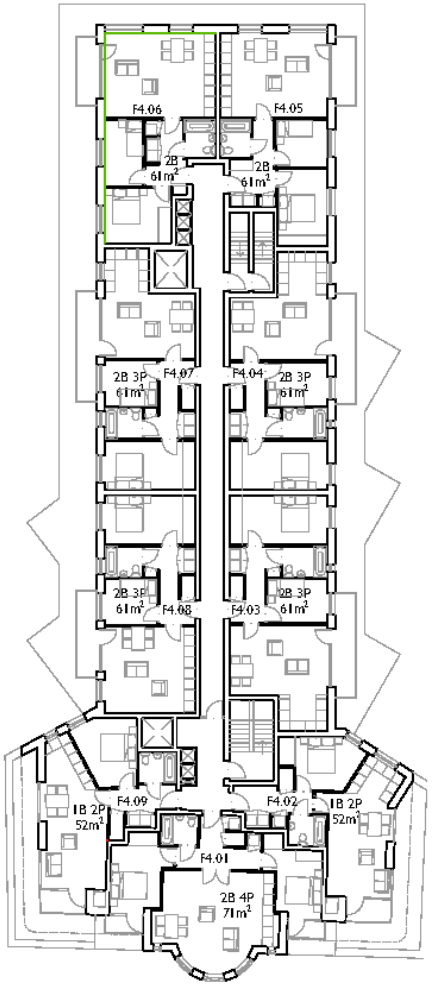
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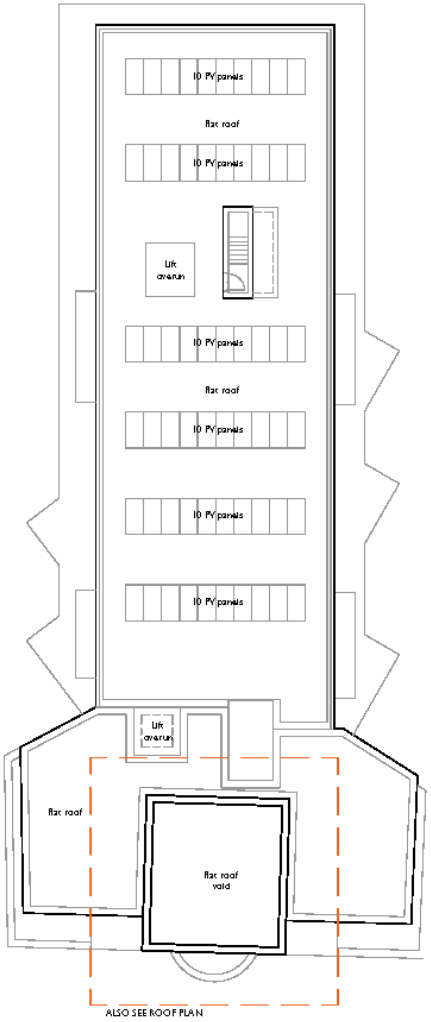
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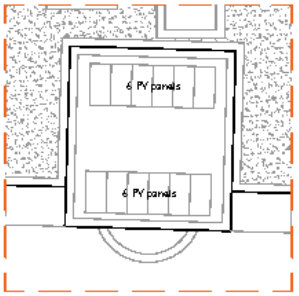
Third Floor



Fourth Floor



Fifth Floor



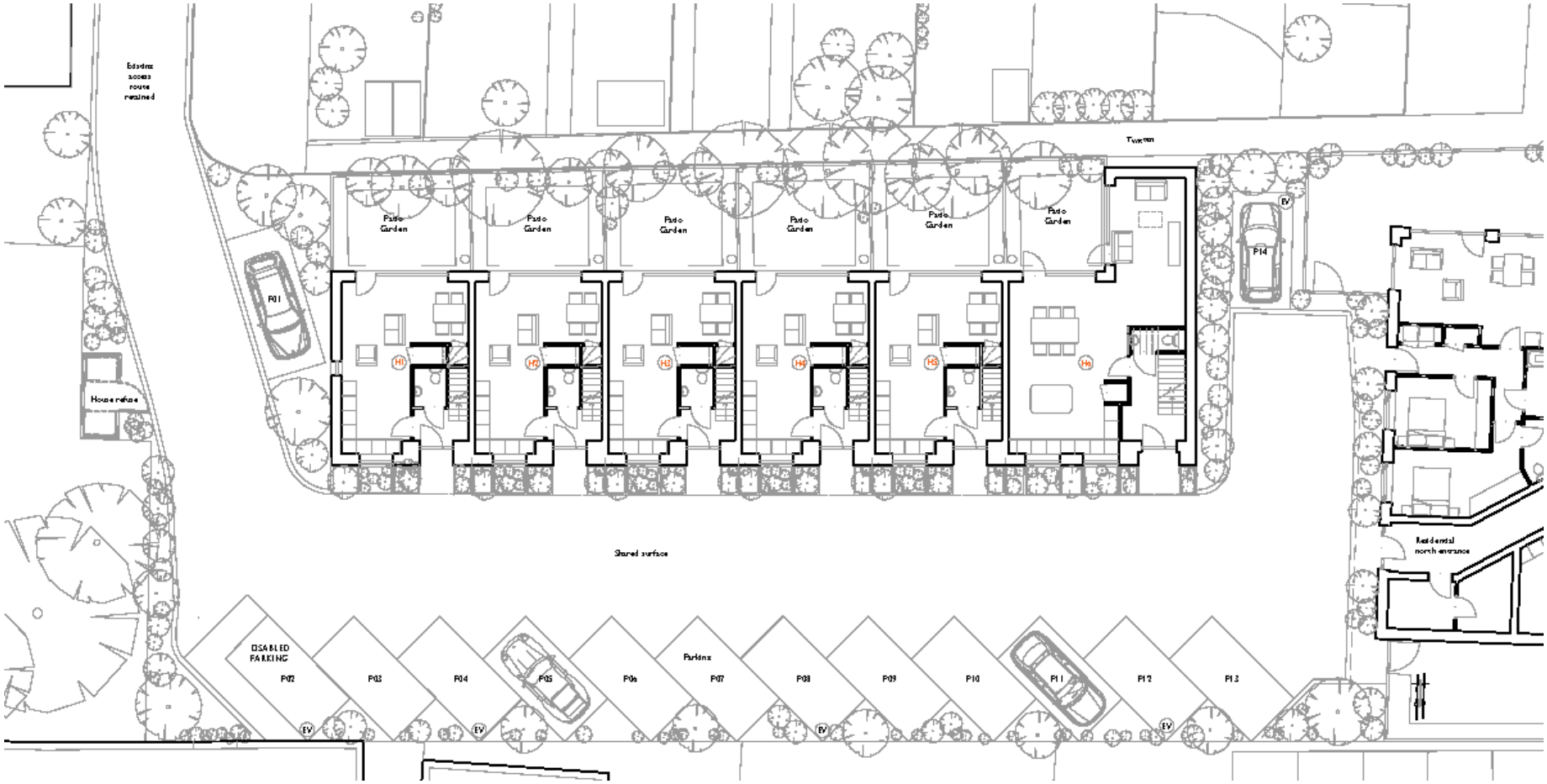
Roof

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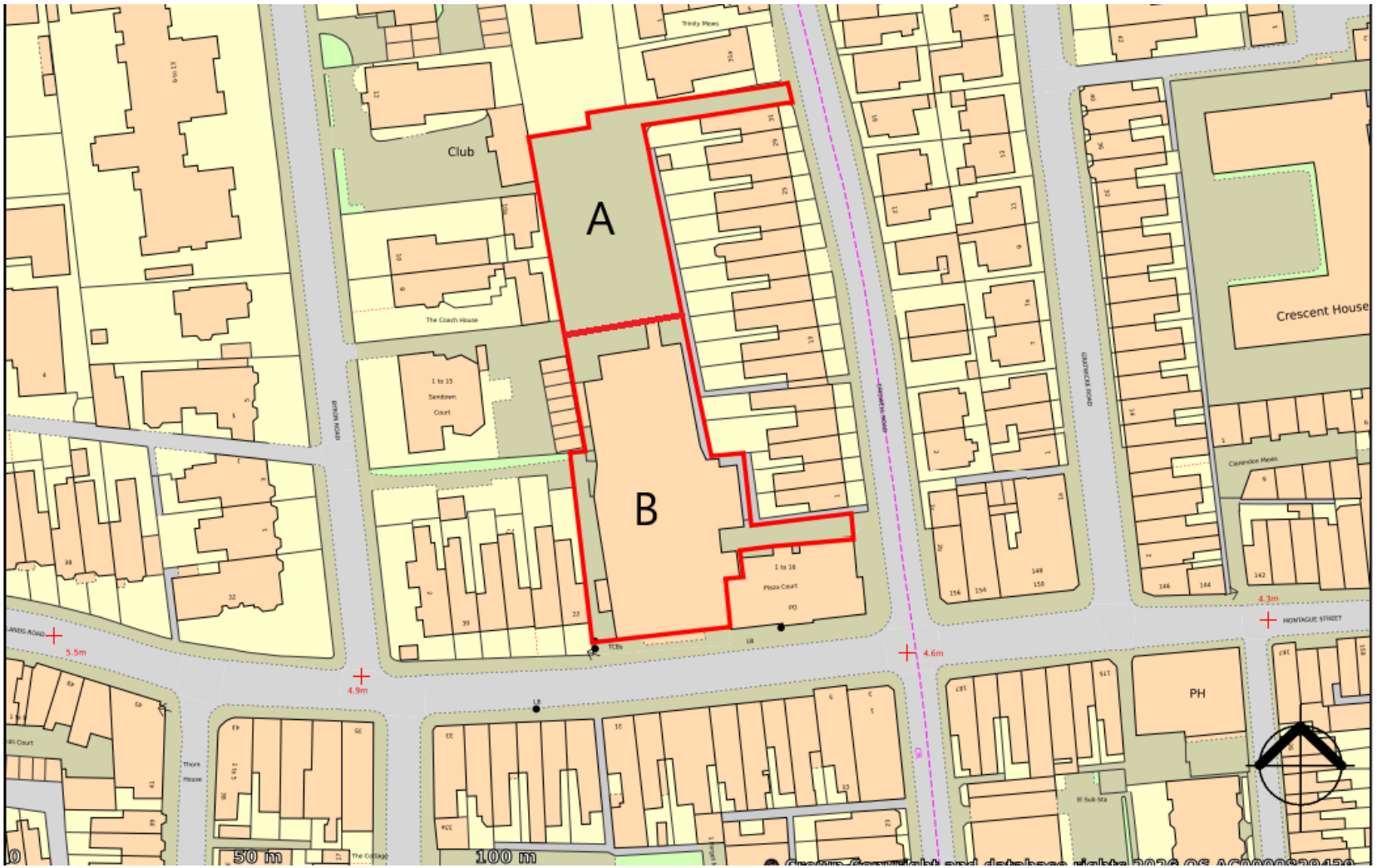
Row Houses

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Plan showing potential split of title-exact division point to be agreed

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