



RETAIL / OFFICE

449 Sq Ft
(42 Sq M)

RENT: £16,000 Per Annum

Prominent Well
Presented Lock Up
Retail / Office
Premises To Let
(May Sell)

- + Situated on Popular Goring Road
- + Suit Variety of Commercial Uses (stpc)
- + Ready For Immediate Occupation
- + Nearby Occupiers Include Vision Express, Boots, Costa Coffee, Tesco Express & Card Factory
- + Superb Floor To Ceiling 10ft Window
- + Available On New Lease Terms
- + Potential To Purchase Freehold

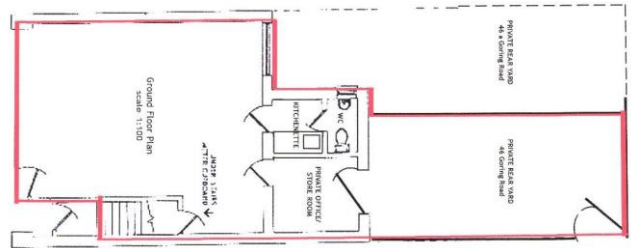


Location

Worthing itself is one of the largest towns in West Sussex having a population in excess of 100,000. The property is situated on the popular Goring Road shopping parade less than 1 mile to the west of Worthing town centre. Other occupiers within the area include Boots, Vision Express, Iceland, Co-Op & Tesco Express. West Worthing railway station with its services to London and along the coast is situated 1/4 mile away whilst the popular beach and promenade is less than 1/4 mile to the south. Worthing is a popular seaside town located in between the cities of Brighton (13 miles east) and Chichester (18 miles west).

Description

The premises comprise of a ground floor, open plan, refurbished office / retail premises with the added benefit of being available for immediate occupation. The premises have been well maintained and present in superb decorative condition and include suspended ceiling with LED lighting, 10ft window frontage, ample electrical sockets, burglar alarm (not tested), LVT flooring throughout and air conditioning. At the rear of the property there is a kitchenette and WC facility. The property would suit a variety of commercial uses in the retail and office sectors.



Accommodation

Floor / Name	SQ FT	SQM
Ground Floor Offices	397	37
Ground Floor Ancillary	52	5
WC & Kitchenette	Unmeasured	-
Total	449	42

Business Rates

According to the Valuation Office Agency (VOA) website the property has a Rateable Value of £10,000 and it is therefore felt that 100% small business rates relief may be available. Interested parties are asked to contact Worthing & Adur Business Rates Department directly on 01903 221061 to confirm what relief is available.

Summary

- + **Terms** – A new FR&I Lease for a term to be negotiated and agreed. Alternatively, the freehold (to include the first and second floors) may be available. Further details available upon request.
- + **Rent** - £16,000 Per Annum
- + **VAT** – Not to be charged on the rent
- + **Legal Costs** – Each party to pay their own
- + **EPC** – C75

Viewing & Further Information

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