



**RETAIL / OFFICE /  
WORKROOM**

330 - 787 Sq Ft  
(30 - 73 Sq M)

**SHOP (only): £7,000 Per Annum**  
**SHOP & STORE: £10,750 Per Annum**

## Refurbished Small Lock Up Retail / Office Premises on A27 To Let

- + Situated on A27 Opposite Lyons Farm Retail Park
- + Nearby Occupiers Include Toby Carvery, B&Q, Sainsburys, & Currys
- + Refurbished Throughout Ready For Immediate Fit Out
- + Suit Office or Retail Occupier Looking For Premises With Low Overheads
- + 17ft Window Frontage onto A27
- + Self Contained Store (if required) Accessed Via Rear Shared Yard Area



## Location

The property is situated within a neighbourhood shopping parade known as "Downlands Corner" on the busy A27 trunk road on the outskirts of Worthing. The parade contains a mixture of retail and office occupiers and is situated opposite the popular Lyons Farm Retail Park which plays host to Sainsburys, Boots, Currys, B&Q and many other national occupiers. The town centre of Worthing is located approx 2 miles to the south whilst the property is on a popular bus route into the town. Worthing is a popular seaside town with a population in excess of 100,000 and is situated in between the cities of Brighton (13 miles east) and Chichester (18 miles west).

## Description

The property comprises of a refurbished ground floor lock up retail / office premises with ancillary rear storage unit. The ground floor is fully self contained with direct access from the Upper Brighton Road leading to an open plan retail / office area with rear WC and Kitchenette. The property benefits from 2x LED light panels, 17ft single glazed window frontage, single phase electrics and is ready for immediate tenant fit out. The property would suit a retail or office occupier looking to relocate to a shopfront premises with relatively low overheads.

Accessed via shared driveway to the rear of the property is a rear store / warehouse / office of standard brick construction under a tile hung pitched roof. Part of the ground floor has already been leased however there is a small ground floor store with external staircase leading to open plan first floor workspace suitable for a variety of uses (subject to obtaining any necessary planning consents). This unit is having some minor refurbishment works carried out by the Landlord with further details available to applicants upon request.

Externally whilst there is no allocated parking with the property there is unrestricted and unallocated parking to front and in neighbouring residential streets.

## Accommodation

Floor / Name	SQ FT	SQM
Retail Area	295	28
WC & Kitchen	35	3
Ground Floor Store (External)	136	12
First Floor Store (External)	321	30
<b>Total</b>	<b>787</b>	<b>73</b>

## Business Rates

The property will need to be re-valued once the refurbishment works are completed but it is felt that small business rates relief should apply. Interested parties are asked to make their own enquiries with the local authority prior to arranging an inspection.

## Summary

- + **Terms** - The property is available by way of a new effective FR&I Lease with terms to be negotiated and agreed.
- + **Rent** - Shop (only): £7,000 Per Annum Exclusive (Shop & Store): £10,750 Per Annum Exclusive
- + **VAT** – Not to be charged on the rent
- + **Legal Costs** – Each party to pay their own legal costs incurred in this transaction
- + **EPC** – C(63)
- + **Building Insurance**: £423.05 Per Annum

## Viewing & Further Information

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