



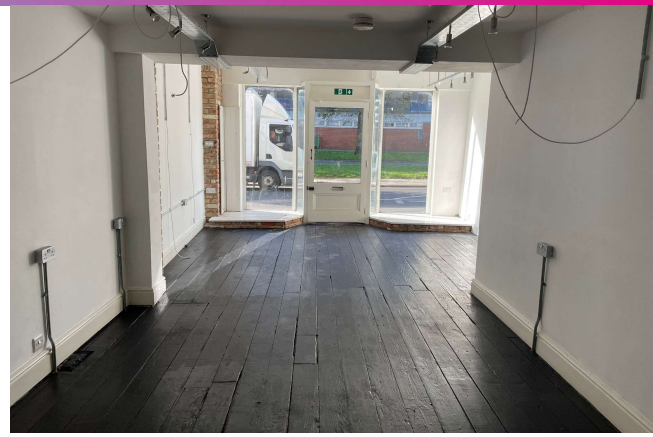
RETAIL / OFFICE

527 Sq Ft
(49 Sq M)

RENT FROM: £11,500 Per
Annum

Versatile Highly Visible Town Centre Class E Premises

- + **UNDER REFURBISHMENT**
- + Situated in the Heart of Worthing Town Centre Close To All Public Amenities, Steyne Gardens & Seafront
- + Suit Variety of Commercial Uses (stpc)
- + Open Plan Retail Accommodation with Rear Storage, Kitchen & WC
- + Available Immediately On New Lease Terms
- + Nearby Occupiers Include Ladbrokes, Waitrose, Dulux Paint Centre, Lidl & Connaught Theatre



Location

Worthing with a population in excess of 100,000 is a popular seaside town located in between the cities of Brighton (13 miles east) and Chichester (18 miles west) on the southcoast of England. Worthing is famed for its pier and promenade and both are within 750 yards of the subject property which is situated along High Street in the heart of the town centre. Nearby Warwick Street is known for its versatile choice of independent retailers, drinking establishments and eateries. A short walk away is Montague Street, Chapel Road and South Street where major retailers such as Boots, Marks & Spencer, H&M and the new Pret A Manger are situated. Worthing mainline railway station with its regular service along the southcoast and north to London (journey time of 1 hour and 25 minutes) is located one mile to the north of the property whilst the town's major bus route passes outside the subject property.

Description

An opportunity to lease a versatile ground floor commercial premises in the heart of Worthing Town Centre. The property provides open plan ground floor retail accommodation with rear store, kitchen and WC. The property benefits from traditional wooden flooring, spotlighting, ample electrical points, 12ft window frontage and will be provided ready for immediate tenant fit out in November 2023. Historically the property has traded in both the retail and hair and beauty sectors and would suit similar. Office usage would also be considered. Please note that the Landlord will not consider hot food related businesses at this property.

Accommodation

Floor / Name	SQ FT	SQM
Front Retail Area	353	33
Rear Retail Area	94	9
Kitchen / Store	80	7
Total	527	49

Terms

The property is available by way of a new FR&I lease with terms to be negotiated and agreed.

Business Rates

According to the VOA (Valuation Office Agency) the property has a Rateable Value of £9,200. It is therefore felt that interested parties, subject to their status, could be eligible for 100% small business rates relief. Interested parties are asked to contact Adur & Worthing Council directly to understand what relief may be applicable to their business.

Summary

- + **Rent** – Year One: £11,500 Per Annum Exclusive, Year Two: £12,500 Per Annum Exclusive, Year Three: £13,500 Per Annum Exclusive
- + **VAT** – Not To Be Charged
- + **Legal Costs** – Each Party To Pay Their Own Costs
- + **EPC** – C(55)

Viewing & Further Information

Jon Justice

01903 251 600 / 07398 163 431
jon@justiceandco.co.uk

Chelsea Adams

01903 251 600 / 07508 326 804
sarah@justiceandco.co.uk

307 Goring Road, Worthing, BN12 4NX
www.justiceandco.co.uk