



**OFFICE / RETAIL /
MEDICAL**

946 Sq Ft
(88 Sq M)

RENT: £13,000 Per Annum

Versatile Ground & First Floor Class E Premises on Busy Thoroughfare

- + Well Presented & Ready For Immediate Occupation
- + Situated on Busy Road on Outskirts of Worthing Town Centre
- + Suit Variety of Commercial Uses (stpc)
- + Superb 24ft Window Frontage, Gas Central Heating, CCTV, Laminate Flooring & Spotlighting
- + New Lease Terms Available
- + Viewing Highly Recommended



Location

Worthing is one of the largest towns in West Sussex with a population in excess of 105,000 and a catchment in excess of 500,000 within a 20 mile radius. The premises is situated in a prominent location on Sompting Road, a popular and well established residential and commercial area situated approximately 1.3 miles to the north of Worthing town centre and on one of the main arterial routes into the town. Other occupiers within the local vicinity include Travis Perkins, Ian Hart Funeral Services, Broadwater Library, Wickes & Alexandra Kitchens. There are also a number of independent retailers, office users and public amenities close by. The parade also benefits from being near a primary school, a high school and a college.

Description

The property comprises of a ground and first floor retail / office premises which is available for quick occupation and is presented to the market in superb internal condition with minimal tenant fit out required. Accessed via pedestrian door directly off Sompting Road the ground floor is largely open plan in nature with two rear store rooms / offices and a WC. Internal stairs lead to a further WC and kitchen and an open plan office / meeting room / training space. The property benefits from superb 22ft window frontage, gas central heating (not tested), CCTV (not tested), burglar alarm, laminate flooring, spotlighting & ample electrical and data points. Historically the property has traded as both offices and retail and would suit similar. This is seen as an excellent opportunity for an expanding business to take on excellent prominent premises with relatively low overheads.

Accommodation

Floor / Name	SQ FT	SQM
Ground Floor Main Retail / Office Area	351	32
Utility / Storage Room	60	6
Office / Store Room 1	100	9
Office / Store Room 2	112	10
First Floor Kitchen	41	5
First Floor Office / Treatment Room / Meeting Room	282	26
Total	946	88

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 £9,100. It is therefore felt that subject to tenant status that 100% small business rates relief may be applicable. Interested parties are asked to verify this information directly with Adur & Worthing Council prior to inspecting the premises.

Summary

- + **Rent** - £13,000 Per Annum Exclusive
- + **VAT** - Not To Be Charged
- + **Legal Costs** - Each Party To Pay Their Own
- + **EPC** - C(65)

Viewing & Further Information

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