



**RETAIL / OFFICE /  
RESTAURANT / BAR**

1,391 Sq Ft  
(129 Sq M)

**RENT: £25,000 Per Annum**

## Superbly Presented Prominent Retail Premises in Popular Parade To Let

- + Extensive Retail Unit Ready For Immediate Tenant Fit Out
- + Nearby Occupiers Include Starbucks, Costa Coffee, KFC, Subway & Real Patisserie
- + Available By Way of Lease Assignment Until October 2031 (new lease may be available)
- + Rear Access For Deliveries Only
- + Superb 22ft Window Frontage with Electronic Security Shutters
- + Suit Variety of Occupiers (stpc)





## Location

Worthing is one of the largest towns in West Sussex with a population in excess of 105,000 and a catchment population in excess of 500,000 within a 20 mile radius. The premises are situated in a prominent location on Broadwater Street West a popular and well established shopping parade situated approximately 2 miles to the north of Worthing town centre on one of the main arterial routes into the town. Other occupiers within the local vicinity include Starbucks, KFC, Dominos Pizza, Tesco Express and Costa Coffee. There are also a number of independent retailers, office users and public amenities situated close by. The parade also benefits from high footfall from Northbrook and Worthing Sixth Form Colleges which are located close by.

## Description

The premises comprise of a substantial ground floor retail premises suitable for a variety of potential commercial uses (subject to checking on any planning constraints). Internally the premises benefit from 22.5ft window frontage which is protected by an internal electric roller shutter, suspended ceiling (in part) with LED lighting, air conditioning (not tested), burglar alarm, CCTV (not tested), ample electrical and data points and luxury vinyl tile flooring throughout. At the rear of the property there are double wooden loading doors and rear access can be provided for deliveries only. The property also benefits from an open plan kitchen area and private WC. The property is ready for quick occupation if required and viewing is highly recommended.

## Accommodation

Floor / Name	SQ FT	SQM
Main Retail Area	686	64
Secondary Retail Area	253	23
Ancillary Storage Area / Further Retail Area	367	34
Rear Loading / Packing Area	85	8
<b>Total</b>	<b>1,391</b>	<b>129</b>

## Tenure

The property is available by way of a Lease Assignment for a Term of 10 years expiring 11th October 2031. The Tenant has an option to break from the lease on 12th October 2026 by providing 6 months prior written notice. The current passing rent is £25,000 Per Annum. A copy of the existing lease is available to serious applicants upon request.

## Business Rates

According to the VOA (Valuation Office Agency) the property has a Rateable Value of £14,250. It is therefore felt that some rates relief may be applicable. Interested parties are asked to contact Adur & Worthing Council directly to ascertain what relief may be applicable to them.

## Summary

- + **Rent** - £25,000 Per Annum
- + **VAT** – Not Currently Charged
- + **Legal Costs** – Each Party To Pay Their Own Costs Incurred
- + **EPC** – C(57)
- + **Agents Note** – Potential For A New Lease Direct With Landlord If Required.

## Viewing & Further Information

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