



**RETAIL / OFFICE /
MEDICAL**

905 Sq Ft
(84 Sq M)

**RENT: FROM £12,900
Per Annum**

Versatile Class E
Premises on Busy
Thoroughfare with
Private Rear
Parking

- + Situated on Broadwater Road on Busy Thoroughfare To Worthing Town Centre
- + Nearby Occupiers Include Papa Johns Pizza, Uncle Sams, Brandon Tool Hire, Morrisons Daily & Citroen
- + Private Rear Yard / Parking Area For Up To 6 Vehicles
- + Suit Variety of Commercial Uses (Retail, Office, Medical)
- + Ready For Immediate Occupation
- + Viewing Highly Recommended



Location

Worthing is the largest town in West Sussex having a population of approximately 105,000 and excellent road links from the A24 to the A27 and towards the M27 and M25 respectively. The premises is situated in a good secondary shopping parade in Broadwater located on the main A24 route in and out of Worthing town centre which is approximately ¼ of a mile distance to the south. Occupiers within the parade include Uncle Sams, Papa Johns, Morrisons Local, Brandon Tool Hire & a Citroën dealership. Worthing mainline railway station with its regular services along the southcoast and north to London (journey time of 1 hour and 25 minutes) is located approx 1000 yards to the south. The property benefits from a service road to the rear with allocated parking directly behind the unit. Parking to the front is on a restricted basis. Worthing is a popular seaside town situated in between the cities of Brighton (13 miles east) and Chichester (18 miles west).

Description

The premises comprises of a ground floor retail / office premises which for many years traded as an Estate Agency. This deceptive premises would suit a variety of commercial uses in either the retail, office or medical sectors. Accessed directly off Broadwater Road the property provides open plan retail / office accommodation to front with staff room and kitchen leading through to two separate rear offices. Internally the property benefits from superb 16ft window frontage, gas central heating (not tested), air conditioning (not tested), part LVT part carpeted flooring, perimeter trunking for data and electrical sockets with suspended ceiling with inset LED lighting. At the rear of the property is a gated yard / parking area for up to 6 vehicles. The rear of the property is accessed via Bashfords Lane. The property is available for immediate occupation and viewing is highly recommended.

Accommodation

Floor / Name	SQ FT	SQM
Main Retail Area	370	34
Secondary Retail Area	124	11
Break Out / Staff Area / Kitchen	140	14
Managers Office	116	11
Office Two	155	14
Total	905	84

Tenure

The property is available by way of a new effective FR&L Lease for a term to be negotiated and agreed.

Business Rates

According to the VOA (Valuation Office Agency) the property has a Rateable Value of £8,500. It is therefore felt that subject to tenant status that 100% small business rates relief could apply. Interested parties are asked to contact Worthing & Adur Councils directly to ascertain what relief may be applicable to their business.

Summary

- + **Rent** - £12,900 Per Annum (Yr 1), £13,900 (Yr 2), £14,900 (Yr 3)
- + **VAT** - Not Charged on the Rent
- + **Legal Costs** - Each Party To Pay Their Own
- + **EPC** - E(114)

Viewing & Further Information

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