



**RETAIL / OFFICE**

325 Sq Ft  
(30 Sq M)

**RENT: £6,750 Per Annum**

## Ground Floor Lock Up Retail / Office Premises in Town Centre Location

- + Situated in Chapel Road, Worthing on Busy Thoroughfare to Town Centre
- + Suit Variety of Commercial Uses (stpc)
- + Available For Immediate Occupation
- + Nearby Occupiers Include Dreams Bedding, Waitrose, Lidl, Kaspas Desserts & Connaught Theatre
- + Excellent 21ft Window Frontage
- + Low Overheads
- + Viewing Highly Recommended



## Location

The property is situated on the popular Chapel Road, close to the town's brand new NHS Community Hub, Town Hall and Public Library in the heart of Worthing town centre. The street is one of the main thoroughfares into the town and is close to all local amenities and principle shops including Tesco Express, Wilko, Greggs, KFC and all major Banks and Building Societies.

Worthing is a popular seaside town with a population in excess of 105,000 and is located between the cities of Brighton (13 miles east) and Chichester (18 miles west). The property is situated on a popular bus route approximately a quarter of a mile to the south of Central Worthing mainline railway station, where regular services run along the south coast and north to London with a journey time of 1 hour and 25 minutes. Worthing also benefits from superb road links with the A27 and A24 located to the north and the A259 coast road less than half a mile to the south.

## Description

The property comprises of a ground floor retail premises which is suitable for a variety of commercial uses, subject to gaining any necessary planning consents. The property has excellent 21ft single glazed window frontage and benefits from lino flooring, ample electrical points, strip lighting and is ready for immediate tenant fit out. At the rear of the property is a small kitchenette and WC.

## Accommodation

Floor / Name	SQ FT	SQM
Main Retail Area	300	28
Kitchen	25	2
<b>Total</b>	<b>325</b>	<b>30</b>

## Tenure

The property is available by way of a new effective 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 £5,900. It is therefore felt that subject to tenant status that 100% small business rates relief may be applicable. Interested parties are asked to contact Adur & Worthing Councils Business Rates Department to discuss what relief is applicable to their business.

## Summary

- + **Rent** - £6,750 Per Annum Exclusive
- + **VAT** - To Be Charged On The Rent
- + **Legal Costs** - The Ingoing Tenant is To Be Responsible For The Landlords Reasonable Legal Costs.
- + **EPC** - E(110)

## Viewing & Further Information

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