



**RETAIL / OFFICE**

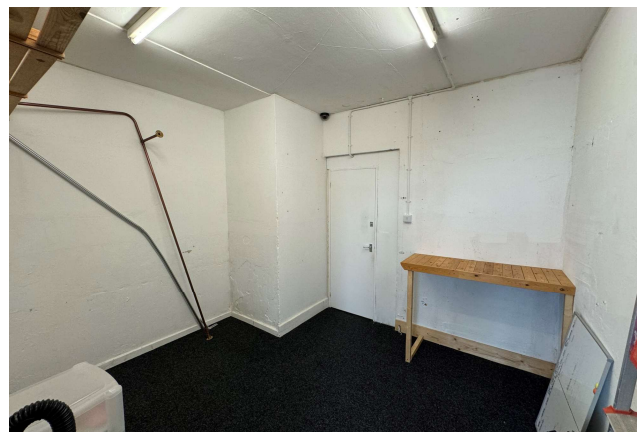
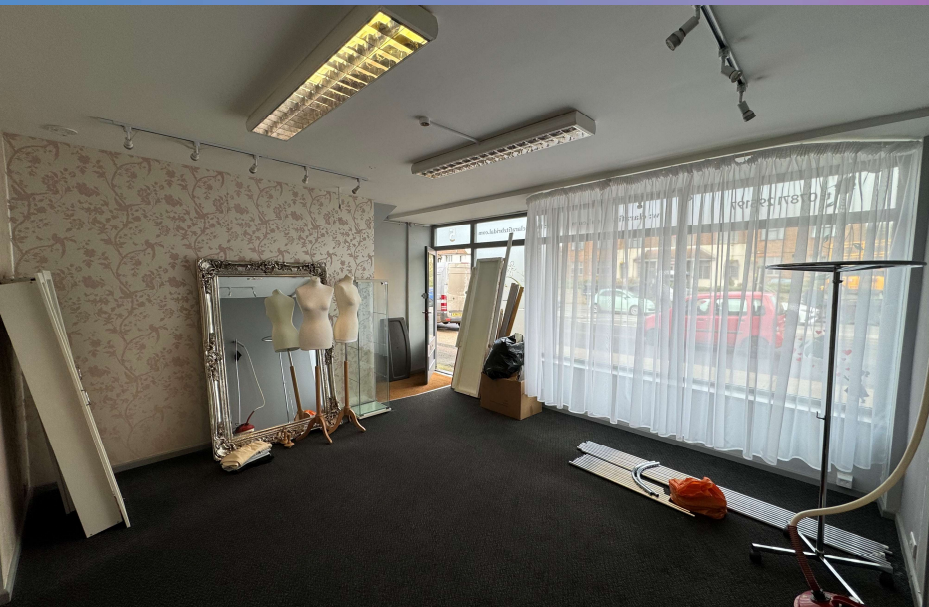
334 Sq Ft  
(31 Sq M)

**RENT: £8,950 Per Annum**

## Prominent Class E Lock Up Premises on A27 To Let

- + Situated Opposite Lyons Farm Retail Park on Major A27 Road
- + Nearby Occupiers Include Sainsburys, B&Q, Toby Carvery, Boots & Wren Kitchens
- + Suit Variety of Commercial Uses (stpc)
- + Flexible Lease Terms Available
- + Vacant Possession From 1<sup>st</sup> April 2024
- + Suit New or Expanding Business Looking For Premises with Low Overheads
- + Viewing Highly Recommended





## Location

The property is situated within a neighbourhood shopping parade known as "Downlands Corner" on the busy A27 trunk road on the outskirts of Worthing. The parade contains a mixture of retail and office occupiers and is situated opposite the popular Lyons Farm Retail Park which plays host to Sainsburys, Boots, Currys, B&Q and many other national occupiers. The town centre of Worthing is located approx 2 miles to the south whilst the property is on a popular bus route into the town. Worthing is a popular seaside town with a population in excess of 100,000 and is situated in between the cities of Brighton (13 miles east) and Chichester (18 miles west).

## Description

The property comprises of a ground floor lock up retail / office premises. The ground floor is fully self contained with direct access from the Upper Brighton Road leading to an open plan retail / office area with rear office / store and WC. The property benefits from cat 3 lighting and spotlighting, 17ft single glazed window frontage, single phase electrics, carpeting throughout and is ready for tenant fit out from April 2024. The property would suit a retail or an office occupier looking to relocate to a shopfront premises with relatively low overheads.

Externally whilst there is no allocated parking with the property there is unrestricted and unallocated parking to front and in neighbouring residential streets.

## Accommodation

Floor / Name	SQ FT	SQM
Front Sales Area	225	21
Rear Retail Area	109	10
<b>Total</b>	<b>334</b>	<b>31</b>

## Terms

The property is available by way of a flexible licence agreement with terms to be negotiated and agreed.

## Business Rates

According to the VOA (Valuation Office Agency) the property has a Rateable Value of £4,400. 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 Council to verify what rates may be applicable to their specific business.

## Summary

- + **Rent** - £8,950 Per Annum Exclusive
- + **VAT** - Not To Be Charged On The Rent
- + **Legal Costs** - Each Party To Pay Their Own Legal Costs
- + **EPC** - E(107)

## Viewing & Further Information

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