



**CAFÉ / RESTAURANT /
BAR PREMISES**

417 Sq Ft
(38 Sq M)

**RENT: £14,250 Per Annum
PREMIUM: OIEO £35,000**

Café Business For Sale on Popular Shopping Parade with Parking Space To Rear

- + Situated on Goring Road in Worthing With Nearby Occupiers Including Tesco Express, Costa Coffee, Card Factory, Boots & Vision Express
- + Available With Benefit of New Lease Direct With Landlord at £14,250 Per Annum
- + Potential To Increase Covers With Outside Seating (subject to licensing)
- + No Leased Equipment. Well Presented With Minimal Fit Out Works Required
- + Currently Serving Hot & Cold Food, Hot & Cold Drinks. Excellent Reputation For Milkshakes & Ice Cream



Location

Worthing is a popular seaside town located approx 13 miles west of the city of Brighton and 18 miles east of the cathedral city of Chichester. Worthing has a population in excess of 105,000 and has superb transport links via the A24, A27 and A259 roads whilst the town also benefits from three railway stations which provide regular services along the south coast and north to London, the nearest station of West Worthing is 1/4 mile to the east. The popular Goring Road shopping parade is situated less than 1 mile from Worthing town centre. Other occupiers within the road include Tesco Express, Iceland, Co-Op, Pizza Hut, Toby Carvery and a host of independent retailers and office occupiers.

Description

Justice & Co are delighted to offer this family run café premises prominently situated on the popular Goring Road in Worthing, West Sussex to the market. The current occupiers have been in situ since 2017 and the café is presented to the market in good condition throughout with minimal investment required from any purchaser. The property benefits from laminate flooring, spot lighting, ample electrical points, CCTV (not tested), and superb 10ft window frontage. At the rear of the property is a commercial kitchen fitted with oven, electric hob, 2x toasting machines, preparation fridge, dishwasher, coffee machine and various freezers. There is also a small store under the stairs. None of the equipment is leased and is owned outright by the current operators.

The property benefits from a single WC which is located at the rear where there is a rear fire door leading out to a rear yard where there is an allocated parking space.

Currently the café hosts approx 30 internal seats. It is felt that the café could be reconfigured and outside seating could be explored subject to gaining the necessary pavement licence. The current café is open Monday to Saturday 8am until 4pm.

This is seen as a potential turn key opportunity with immediate occupation and viewing is therefore highly recommended.

Accommodation

Floor / Name	SQ FT	SQM
Main Seating Area	332	30
Kitchen	85	8
Total	417	38

Terms

The property is available by way of a new FR&I Lease for a minimum term of 5 years. The passing rent is £14,250 Per Annum. There is potential for a Tenant only break clause to be inserted into the Lease if required. Further details are available upon request.

Summary

- + **Rent** - £14,250 Per Annum Exclusive
- + **VAT** - To Be Charged On The Rent
- + **Premium** - OIEO £35,000
- + **Business Rates** - RV= £8,900
- + **Legal Costs** - Each Party To Pay Their Own Legal Costs
- + **EPC** - To Follow

Viewing & Further Information

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