



**RETAIL / OFFICE**

280 Sq Ft  
(26 Sq M)

**RENT: £7,000 Per Annum**

## Town Centre Lock Up Class E Premises To Let

- + Situated in Rowlands Road, Part of Worthing's "West End"
- + Suit Variety Of Commercial Uses (stpc)
- + New Lease Terms Available From May 2024
- + Traditional Wooden Flooring, Ample Electrical Points, Pendant Lighting & Superb 19ft Window Frontage
- + Situated Amongst a Variety of Independent Retailers, Eateries & Take-Aways on Busy Thoroughfare to Worthing Town Centre
- + Viewing Highly Recommended



## Location

Worthing is a popular seaside town situated to the west of Brighton (13 miles), east of Chichester (18 miles) & south of Horsham (20 miles) on the Sussex Coast with an estimated population of approx. 110,000. The subject property is located on the sought after Rowlands Road in Worthing's "West End". Rowlands Road is a busy thoroughfare to Worthing Town Centre with nearby occupiers including Co-Op, Blend Coffee Shop, & The Academy by Richard John. Worthing seafront with its pier and promenade is located 500 yards to the south. The property is situated on a popular bus route whilst Worthing mainline railway station with its regular services along the coast and north to London are located 1 mile to the north.

## Description

The property comprises of a ground floor lock up retail / office premises. Private front door leads to open plan retail / office accommodation with the property benefitting from traditional wooden flooring, pendant lighting and ample electrical points. At the rear of the property is a small kitchenette / store room and a WC. The property has superb 19ft single glazed window frontage. The property would suit a variety of commercial occupiers subject to obtaining any necessary changes in planning consent. This is seen as an excellent opportunity for a new or expanding business to take on a high street retail presence with minimal overheads and viewing is therefore highly recommended.

## Accommodation

Floor / Name	SQ FT	SQM
Main Retail Area	260	24
Store / Kitchenette	20	2
<b>Total</b>	<b>280</b>	<b>26</b>

## Terms

Available on a new effective Full Repairing & Insuring Lease for a minimum term of 3 years. A rent deposit will be required subject to status.

## Business Rates

According to the VOA (Valuation Office Agency) the property has a Rateable Value of £4,650. 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 ascertain what relief, if any, may be applicable to their business.

## Summary

- + **Rent** - £7,000 Per Annum Exclusive
- + **VAT** – To Be Charged On The Rent
- + **Legal Costs** – Each Party To Pay Their Own Legal Costs
- + **EPC** – D(85)

## Viewing & Further Information

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