



RETAIL / OFFICE

400 Sq Ft
(37 Sq M)

RENT: £9,000 Per Annum

Town Centre Ground & First Floor Retail Premises in Popular Arcade

- + Situated Within Warwick Lane, in the Heart of Worthing Town Centre
- + Suit Variety of Commercial Uses (stpc)
- + Flexible Lease Terms Available
- + Nearby Occupiers Include Public Houses, Restaurants & Independent Retailers
- + Suit New or Expanding Business Looking For Town Centre Premises with Low Overheads
- + Available Immediately



Location

Worthing with a population in excess of 100,000 is a popular seaside town located in between the cities of Brighton (13 miles east) and Chichester (18 miles west) on the southcoast of England. Worthing is famed for its pier and promenade and both are within 750 yards of the subject property which is situated in Warwick Lane with access off Warwick Street or Ann Street in the heart of the town centre. Warwick Street is known for its versatile choice of independent retailers, drinking establishments and eateries. A short walk away is Montague Street, Chapel Road and South Street where major retailers such as Boots, Marks & Spencer, H&M and the new Pret A Manger are situated. Worthing mainline railway station with its regular service along the southcoast and north to London (journey time of 1 hour and 25 minutes) is located one mile to the north of the property whilst the town's major bus route is 150 yards from the property.

Description

The property comprises of a ground and first floor retail / office premises situated within one of Worthing's most popular and historic shopping lanes. Accessed via both Warwick Street and Ann Street the property provides attractive Town Centre accommodation with relatively low overheads. Historically the property has been used for a variety of retail uses however other commercial occupiers would be considered subject to gaining any necessary planning consents. The property benefits from laminate flooring, spot lighting, ample electrical points and superb 21ft window frontage. The ground floor provides an open plan retail / office area with wooden internal stairs leading to a first floor area which is currently sub-divided into two areas. The second area is a private treatment room with sink and shower. The first floor could be made fully open plan if desired. The WC is located at ground floor level. The property is currently being redecorated and will be ready for quick occupation if required.

Accommodation

Floor / Name	SQ FT	SQM
Ground Floor Retail / Office Area	220	20
First Floor Retail / Office Area	180	17
Total	400	37

Terms

The property is available by way of a new flexible lease for a minimum term of 3 years.

Business Rates

According to the VOA (Valuation Office Agency) the property has a Rateable Value of £6,100. It is therefore felt that subject to tenant status the Tenant could be eligible for 100% small business rates relief. Interested parties are asked to contact Adur & Worthing Borough Council's business rates department to confirm what assistance may be available.

Summary

- + **Rent** - £9,000 Per Annum Exclusive
- + **VAT** - Not To Be Charged
- + **Service Charge** - Approx £792 Per Annum
- + **Buildings Insurance** - Approx £130 Per Annum
- + **Legal Costs** - Each Party To Pay Their Own
- + **EPC** - C(70)

Viewing & Further Information

Jon Justice

01903 251 600 / 07398 163 431
jon@justiceandco.co.uk

Sarah Justice

01903 251 600 / 07852 137 309
sarah@justiceandco.co.uk

Jake Collins

01903 251 600 / 07508 326 679
jake@justiceandco.co.uk

307 Goring Road, Worthing, BN12 4NX
www.justiceandco.co.uk