



**RETAIL / OFFICE**

368 Sq Ft  
(34 Sq M)

**RENT: £6,995 Per Annum**

## Ground Floor Office / Retail (Class E) Premises in Worthing Town Centre

- + Prominently Positioned on Busy Thoroughfare To Worthing Town Centre
- + Currently Undergoing Refurbishment
- + Nearby Occupiers Include Waitrose, Lidl, Worthing Theatres and Dreams Bedding Centre
- + Suit a Variety of Commercial Uses (stpc)
- + Currently Being Re-Decorated Throughout
- + 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, B&M Bargains, 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 84 Chapel Road, Worthing, BN11 1BN 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

This property comprises of a ground floor lock up retail / office premises. The unit is currently undergoing refurbishment and will be presented to the market with freshly painted white walls, lino flooring, suspended ceiling tiles with inset cat 3 lighting. At the rear of the property is a small WC area and rear fire door. The rear of the property is accessed via a side gate and rear courtyard.

The property does not come with allocated parking however there is nearby on street parking and multi-storey car parks which offer discounts to people working within the town centre.

This is seen as an ideal opportunity for a new or expanding business to take on commercial premises in a town centre location with relatively low overheads.

## Accommodation

Floor / Name	SQ FT	SQM
Main Retail / Office Area	346	32
Rear Area / WC	22	2
<b>Total</b>	<b>368</b>	<b>34</b>

## Terms

The property is available by way of a new effective FR&I Lease for a minimum term of 3 years. Further details are available upon request.

## Business Rates

The property will need to be re-assessed for Business Rates once the refurbishment works have been concluded. It is felt that the property should benefit from 100% small business rates relief however interested parties are asked to contact Adur & Worthing Councils Business Rates department on 01903 221061 to discuss.

## Summary

- + **Rent** - £6,995 Per Annum
- + **VAT** - Not To Be Charged on The Rent
- + **Legal Costs** - Each Party To Pay Their Own Costs
- + **EPC** - E (103)

## Viewing & Further Information

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