



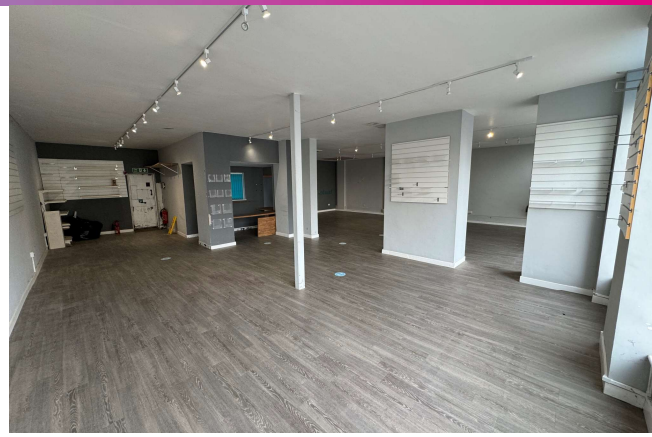
**RETAIL / RESTAURANT**

2,089 Sq Ft  
(194 Sq M)

**RENT: £39,500 Per Annum**

Prominent Double  
Fronted Retail  
Premises with  
Allocated Rear  
Parking

- + Situated on Popular Neighbourhood Shopping Parade
- + Adjacent to Costa Coffee & Close to Subway, KFC, Real Patisserie and Starbucks
- + Rear Parking for 4 Vehicles
- + Superb Double Glazed 31ft Window Frontage
- + Former Bank Premises - Would Suit Variety of Commercial Occupiers (stpc)
- + Available On Brand New Lease Terms



## Location

Worthing is one of the largest towns in West Sussex with a population in excess of 105,000 and a catchment population in excess of 500,000 within a 20 mile radius. The premises are situated in a prominent location on Broadwater Street West a popular and well established shopping parade situated approximately 2 miles to the north of Worthing town centre on one of the main arterial routes into the town. Other occupiers within the local vicinity include Starbucks, KFC, Dominos Pizza, Tesco Express and Costa Coffee. There are also a number of independent retailers, office users and public amenities situated close by. The parade also benefits from high footfall from Northbrook and Worthing Sixth Form Colleges which are located close by.

## Description

The premises comprise of a deceptive double fronted ground floor retail premises with rear storage area, WC and kitchen. Historically the property has traded for many years as a Bank and more recently as a mobility centre and would suit a variety of commercial uses subject to gaining the necessary planning consents. Internally the premises benefit from 31ft window frontage, spot lighting, air conditioning (not tested), ample electrical points and part vinyl / part carpeted flooring. At the rear of the property are 4 allocated parking spaces which are accessed via a public car park off Rectory Gardens. This is a rare opportunity to acquire substantial retail premises within a popular parade and viewing is highly recommended.

## Accommodation

Floor / Name	SQ FT	SQM
Main Retail Area	1,334	123
Secondary Retail Area	470	43
Office	108	10
Storage Room 1 (old safe)	100	9
Storage Room 2 (old safe)	77	7
<b>Total</b>	<b>2,089</b>	<b>194</b>

## Terms

The property is available by way of a new FR&I Lease with terms to be negotiated and agreed.

## Business Rates

According to the Valuation Office Agency (VOA) the property has a Rateable Value of £22,000. Interested parties are asked to contact Adur & Worthing Council's business rates department on 01903 221061 to ascertain if any business rates relief or discount can be applied.

## Summary

- + **Rent** - £39,500 Per Annum exclusive
- + **VAT** - Not to be charged on the rent or any service charges
- + **Legal Costs** - Each party to pay their own costs incurred in this transaction
- + **EPC** - D(96)

## Viewing & Further Information

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