



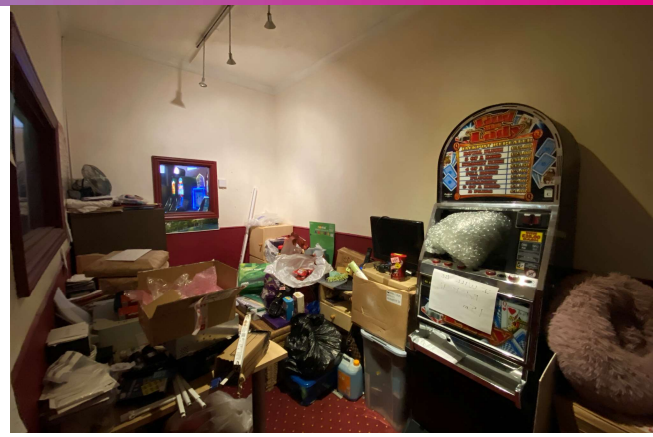
**RETAIL / OFFICE /
MEDICAL / LEISURE**

1,034 Sq Ft
(96 Sq M)

RENT: £13,250 Per Annum

Double Fronted Town Centre Retail Premises with Historic Sui Generis Use

- + Situated in Ann Street in Heart of Worthing Town Centre
- + Suit Variety of Commercial Uses - Has Traded As An Adult Gaming Centre Since 2009
- + Available By Way of A New Lease
- + Nearby Occupiers Include B&M Bargains, Greggs, Subway, HSBC Bank & Peacocks
- + Available From May 2024
- + Viewing Highly Recommended



Location

Worthing is a popular seaside town with a population in excess of 100,000 situated in between the cities of Brighton (13 miles east) and Chichester (18 miles west). The property is situated just off Chapel Road one of the main principal shopping streets within the Town with nearby occupiers including Greggs, Peacocks, Subway, KFC and a handful of major banks and building societies. The popular seafront and promenade is situated 850 yards to the south of the subject property whilst Worthing mainline railway station with its regular services along the south coast and north to London is situated approx. 1 mile to the north. The property is situated close to a popular bus route.

Description

A rare opportunity to lease a versatile double fronted retail premises in the heart of Worthing Town Centre which for many years has traded as an Adult Gaming Centre. The property comprise of an open plan sales area with small office, WC and kitchen at the rear. The property has a small enclosed rear courtyard. The premises benefit from carpeting throughout, strip lighting, ample electrical points, superb (x) ft window frontage and CCTV (not tested). The property would suit a variety of commercial uses, subject to gaining any necessary planning consents.

Accommodation

Floor / Name	SQ FT	SQM
Main Retail Area	895	83
Office	89	8
Kitchen	50	5
Total	1,034	96

Terms

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

Planning

The property currently has Sui Generis consent for an Adult Gaming Centre. This was granted under planning reference number 09/1086/FULL. It is felt the property could be suitable for a variety of commercial uses, subject to gaining the necessary changes in planning consent. Interested parties are asked to contact the local planning authority to verify the properties use class and to ensure the property is suitable for their intended use.

Business Rates

According to the VOA (Valuation Office Agency) website the property has a Rateable Value of £10,000. It is therefore felt that potential new Tenants could be eligible, subject to their status for 100% small business rates relief. Interested parties are asked to contact Adur & Worthing Council to ascertain what relief, if any is available to their business.

Summary

- + **Rent** - £13,250 Per Annum Exclusive
- + **VAT** - Not To Be Charged On The Rent
- + **Legal Costs** - Each Party To Pay Their Own Costs Incurred
- + **EPC** -

Viewing & Further Information

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