



RETAIL / LEISURE / BAR
/ RESTAURANT

1,493 Sq Ft
(139 Sq M)

RENT: £20,000 Per Annum

Prominent Double Fronted Retail Premises in Popular Town Centre Location

- + Situated in South Street, Worthing with Nearby Occupiers Including Greggs, Robert Dyas, WHSmith, Subway & B&M Bargains
- + Refurbished in 2019
- + New Lease Terms Available
- + Suit Variety of Commercial Occupiers
- + Ready For Immediate Occupation
- + Situated on Pedestrianised Road with Superb Transport Links
- + Viewing Highly Recommended



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 250 yards of the subject property which is situated along South Street in the heart of the town centre. Nearby Warwick Street is known for its versatile choice of independent retailers, drinking establishments and eateries. A short walk away is Montague Street and Chapel Road 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 50 yards from the property.

Description

An opportunity to lease a superb double fronted retail unit in a highly prominent position in Worthing Town Centre. The property which was refurbished to a high standard in 2019 benefits from LVT flooring, LED lighting, air conditioning (not tested), ample electrical points and superb (x) ft double glazed frontage. At the rear of the main retail space there is further ancillary storage, staff room with kitchen and WC. The bin store is also at the rear and there is potential for deliveries to made via a rear door shared with the residential accommodation behind and above. The property would suit a variety of commercial occupiers, subject to gaining any necessary consents and approvals.

Accommodation

Floor / Name	SQ FT	SQM
Main Retail Area	1,000	92
Staff Kitchen	114	11
Staff Welfare Room	86	9
Ancillary storage	293	27
Total	1,493	139

Terms

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

Business Rates

According to the VOA (Valuation Office Agency) the property has a Rateable Value of £35,000. Interested parties are asked to contact Adur & Worthing Councils Business Rates department to confirm if any relief or assistance is available to their business.

Summary

- + **Rent** - £20,000 Per Annum Exclusive
- + **VAT** - To Be Charged on the Rent
- + **Legal Costs** - Each Party To Pay Their Own Costs
- + **EPC** - C(59)
- + **Plans** - Floor Plans Are Available. Contact The Agent For Further information.

Viewing & Further Information

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