



**RETAIL / OFFICE / TAKE  
AWAY**

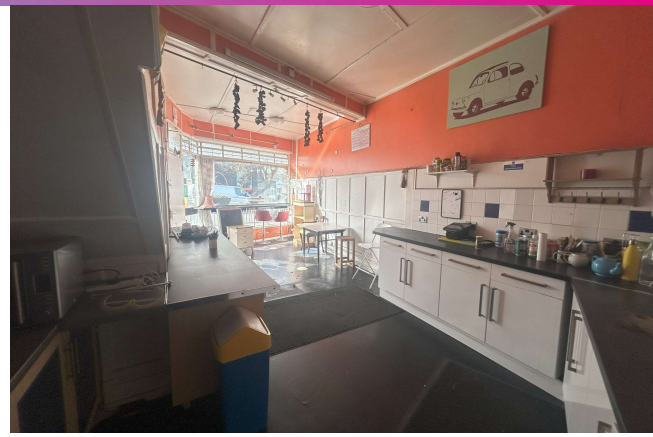
330 Sq Ft  
(30 Sq M)

**RENT: £7,750 Per Annum**

Town Centre  
Sandwich Bar /  
Retail Premises To  
Let on Busy  
Thoroughfare

- + Situated on Chapel Road, Worthing on Entrance To Town Centre
- + Suit Variety of Commercial Uses (stpc)
- + Previously Traded As Sandwich Bar & Would Suit Similar
- + New Flexible Lease Terms
- + Low Overheads - 100% Small Business Rates Relief Applicable (subject to tenant status)
- + 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

The property comprises of a ground floor lock up retail / office premises which for many years traded as a highly successful sandwich bar. The premises are presented to the market with painted walls, non slip flooring, spot lighting, ample electrical points and single glazed window frontage. At the rear of the property is a small kitchen area and WC with rear fire door.

The property would suit a variety of commercial uses, although continuation in the food related sector would be favourable. The previous occupiers have left some equipment and fittings in situ which the Landlord is happy to pass on to a new Tenant.

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 Sales Area	305	28
Kitchen	25	2
<b>Total</b>	<b>330</b>	<b>30</b>

## Terms

The property is available by way of a new effective FR&I Lease for a Term of 6 years with a 3rd year Tenant only break clause. Further details available upon request.

## Business Rates

According to the VOA (Valuation Office Agency) the property has a Rateable Value of £4,850. It is therefore felt that subject to Tenant status that 100% small business rates relief may be applicable. Interested parties are asked to verify this information with the local authority.

## Summary

- + **Rent** - £7,750 Per Annum Exclusive
- + **VAT** – Not To Be Charged On The Rent
- + **Legal Costs** – Speak To Agent
- + **EPC** – C(51)

## Viewing & Further Information

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