



**RETAIL / OFFICE / BAR**

829 Sq Ft  
(77 Sq M)

**RENT: From £15,750 Per Annum**

## Town Centre Versatile Retail Premises in Popular Vibrant Street

- + Situated in Warwick Street, Worthing Close To All Town Centre Amenities
- + Nearby Occupiers Include Whibleys Jewellers, ASK Restaurant, HSBC Bank, Robert Dyas & B&M Bargains
- + Available For Immediate Occupation
- + Available By Way of a New Lease
- + Suit Variety of Commercial Uses (stpc)
- + 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 500 yards of the subject property which is situated along Warwick Street in the heart of the town centre. Warwick Street is known for its versatile choice of independent retailers, drinking establishments and eateries. A short walk away is Montague Street, Chapel Road and South Street 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

The property comprises of an attractive ground floor retail premises situated in one of Worthing's most popular commercial streets. The property provides open plan retail accommodation to front with rear storage, newly fitted kitchenette and WC facilities. The property benefits from tiled flooring, part exposed traditional brick walls, ample electrical points, pendant lighting and (x) ft window frontage. The property would suit a variety of commercial uses, subject to obtaining any landlords consent and any necessary changes of use. The property is ready for immediate occupation and viewing is highly recommended.

## Accommodation

Floor / Name	SQ FT	SQM
Main Retail Area	554	51
Storage	275	26
<b>Total</b>	<b>829</b>	<b>77</b>

## 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 £10,250. It is therefore felt, subject to tenant status, that 100% small business rates relief may be applicable. Interested parties are asked to contact the local authority to ascertain what relief is available to their business.

## Summary

- + **Rent** - £15,750 (Year One), £16,750 (Year Two), £17,750 (Year Three)
- + **VAT** – Not To Be Charged On The Rent
- + **Legal Costs** – Each Party To Pay Their Own Costs
- + **EPC** – C(55)

## Viewing & Further Information

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