



**RETAIL / RESTAURANT /
BAR / INVESTMENT**

1,836 Sq Ft
(170 Sq M)

RENT: £30,000 Per Annum
GUIDE PRICE: £400,000

Versatile & Well Presented 3 Storey Town Centre Retail Premises For Sale / To Let

- + Situated In A Highly Prominent Position on South Street, Worthing
- + Nearby Occupiers Include Cafe Nero, Robert Dyas, B&M Bargains, WH Smiths & H&M.
- + Suit A Variety of Commercial Uses (stpc)
- + Available Freehold or By Way Of A New FR&I Lease
- + Suit Owner Occupier & Investor
- + Situated Over Ground, First & Second Floor Levels
- + Superbly Presented. 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 south coast of England. Worthing is famed for its pier and promenade and both are within 100 yards of the subject property which is situated along South Street in the heart of the town centre. South Street is known for its versatile choice of independent & national retailers, drinking establishments and eateries. Directly opposite the subject property is Montague 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 south coast 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

A rare opportunity to purchase or lease a superbly presented three storey retail premises in the heart of Worthing Town Centre. Historically the property has traded for many years as a well respected hair salon and would suit a variety of retail, office, restaurant or leisure uses (subject to obtaining the required consents). Please note the property would not be sold or leased to another hair or beauty salon. The property benefits from laminate flooring, air conditioning (not tested), ample electrical points, single glazing, spot lighting and superb 15ft window frontage facing onto South Street and directly down Montague Street. The current occupiers trade from all three floors with treatment rooms and WCs located on both first and second floors. At the rear of the property is a bright and well presented internal stairwell leading to all floors.

Accommodation

Floor / Name	SQ FT	SQM
Ground Floor Main Retail Area	560	52
Ground Floor Kitchen, Cloakroom & Stores	75	7
First Floor Retail Area	503	47
First Floor Treatment Room	81	7
Second Floor Retail Area	547	51
Second Floor Treatment Room	70	6
Total	1,836	170

Terms

The property is available freehold with full vacant possession upon completion. Alternatively the property could be let on a new 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 £17,250. Interested parties are asked to contact Adur & Worthing Council's Business Rates Department on 01903 221061 to ascertain if any relief or assistance is applicable to their business.

Summary

- + **Rent** - £30,000 Per Annum Exclusive
- + **Guide Price** - £400,000
- + **VAT** - To Be Charged
- + **Legal Costs** - Each Party To Pay Their Own
- + **EPC** - C(51)

Viewing & Further Information

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