



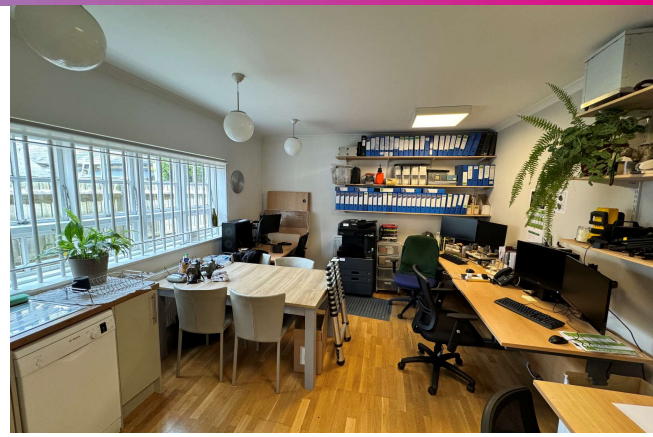
OFFICE / MEDICAL

740 Sq Ft
(69 Sq M)

RENT: £9,500 Per Annum

Well Presented Self Contained Ground Floor Offices To Let

- + Situated on Popular Thoroughfare To Worthing Town Centre
- + Excellent Transport Links with West Worthing Railway Station Situated within 500 Yards
- + Available From September 2024 on New Lease Terms
- + Suit Office or Medical / Beauty Uses
- + Largely Open Plan Accommodation with Private Office to Front
- + Viewing Highly Recommended



Location

Worthing is a popular seaside town with a population in excess of 100,000 located in between the cities of Brighton (13 miles east) and Chichester (19 miles west). This prominent semi-detached property is situated in a neighbourhood parade of shops & offices on the popular South Street close to West Worthing mainline railway station where regular services along the south coast and north to London can be located. The main town centre with its array of shops, eateries and popular pier and promenade is located just over 1 mile to the south. South Street is home to the Co-Op Convenience store alongside a number of independent retailers, office occupiers, food and drinking establishments.

Description

The property comprises of a former Bank premises which has been superbly converted into self contained and well presented office accommodation. Accessed via three steps off South Street the offices are currently laid out with a private managers office / boardroom to front with open plan office accommodation at the rear to include a well fitted kitchenette. The property benefits from various storage cupboards and two superbly presented WCs. Other features within the offices include LED lighting, perimeter data trunking, laminate flooring, gas central heating and burglar alarm. The offices, which are available from September 2024, have been well maintained and will be presented to a new occupier in good condition throughout and with the potential to plug in and work immediately with all cabling back to the existing server cabinet remaining in situ (if required). The offices would suit an office occupier or a business within the medical / beauty sector (subject to obtaining any necessary planning consents).

Accommodation

Floor / Name	SQ FT	SQM
Private Office / Boardroom	91	9
Main Office	390	36
Rear Office / Kitchenette	205	19
Stores	54	5
Total	740	69

Terms

The property is available by way of a new IRL Lease with terms to be negotiated and agreed.

Business Rates

According to the VOA (Valuation Office Agency) the property has a Rateable Value of £8,400. It is therefore felt, subject to Tenant status, that 100% small business rates relief may be applicable. Interested parties are asked to contact Adur & Worthing Council directly to confirm what relief is applicable to their business.

Summary

- + **Rent** - £9,500 Per Annum Exclusive
- + **VAT** - Not To Be Charged
- + **Legal Costs** - Each Party To Pay Their Own
- + **EPC** -

Viewing & Further Information

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