



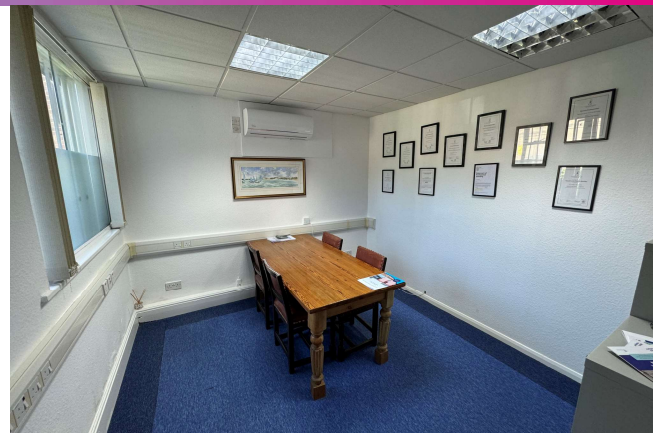
RETAIL / OFFICE

495 Sq Ft
(46 Sq M)

RENT: £12,500 Per Annum

Ground Floor Office / Retail Premises on Popular A24 Trunk Road

- + Situated In Neighbourhood Shopping Parade Directly Off A27. Nearby Occupiers Include Tesco Express, Betfred, Post Office & BP / M&S Food
- + Suit Retail, Office or Medical Occupier
- + Well Presented Accommodation with Attractive Window Frontage
- + Available For Quick Occupation (if required)
- + New Lease Terms Available
- + Low Overheads
- + Viewing Highly Recommended



Location

Findon Valley is a well established residential district situated 4 miles to the north of Worthing Town Centre. Situated within an extensive neighbourhood shopping parade which provides local retail services with occupiers including Tesco Express, Post Office, Betfred and a whole host of independent retailers, office occupiers and take away outlets. The parade benefits from free restricted parking immediately to the front with additional parking in the layby adjoining the A24 Findon Road. Worthing is a popular seaside town situated on the southcoast of England approx 13 miles to the west of Brighton and 18 miles to the east of the cathedral city of Chichester.

Description

The property comprises of a ground floor retail / office premises with attractive 12ft single glazed window frontage onto Findon Road. Historically the property has traded as offices however it is felt the property would suit a variety of commercial uses, subject to obtaining any necessary planning consents. The property is currently laid out with front retail / office area with separate managers office / boardroom located behind. At the rear of the property is a kitchen / storeroom with separate WC. The premises currently benefits from LVT flooring to front and carpeting to the rear, suspended ceiling with inset lighting, ample electrical points & air conditioning.

Whilst the property has no allocated parking with it to the front there is a lay bay with one hour no return parking bays. Surrounding roads are also free from any parking restrictions.

Accommodation

Floor / Name	SQ FT	SQM
Main Retail / Office Area	286	27
Boardroom / Managers Office	120	11
Kitchen / Store	89	8
Total	495	46

Terms

The property is available with the benefit 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 £6,300. It is therefore felt that interested parties should be eligible for 100% small business rates relief, subject to their status. Interested parties are asked to speak to Worthing Borough Council's rates department to confirm what relief may be applicable to their business.

Summary

- + **Rent** - £12,500 Per Annum Exclusive
- + **VAT** – Not To Be Charged On The Rent
- + **Legal Costs** – Each Party To Pay Their Own Legal Costs
- + **EPC** – E(125)

Viewing & Further Information

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