



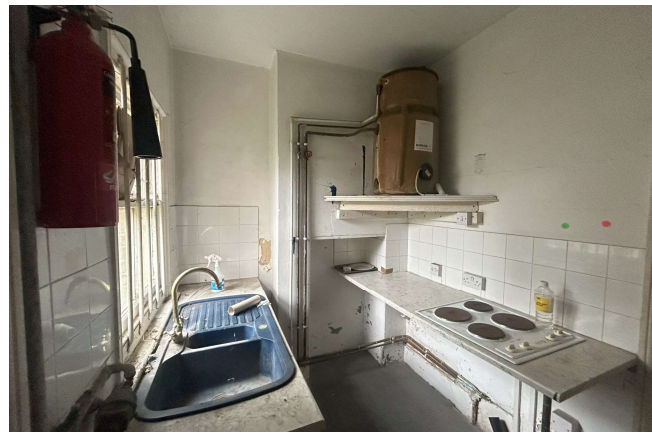
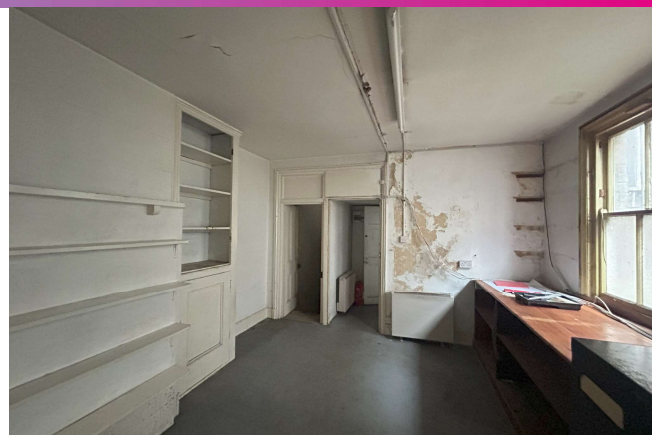
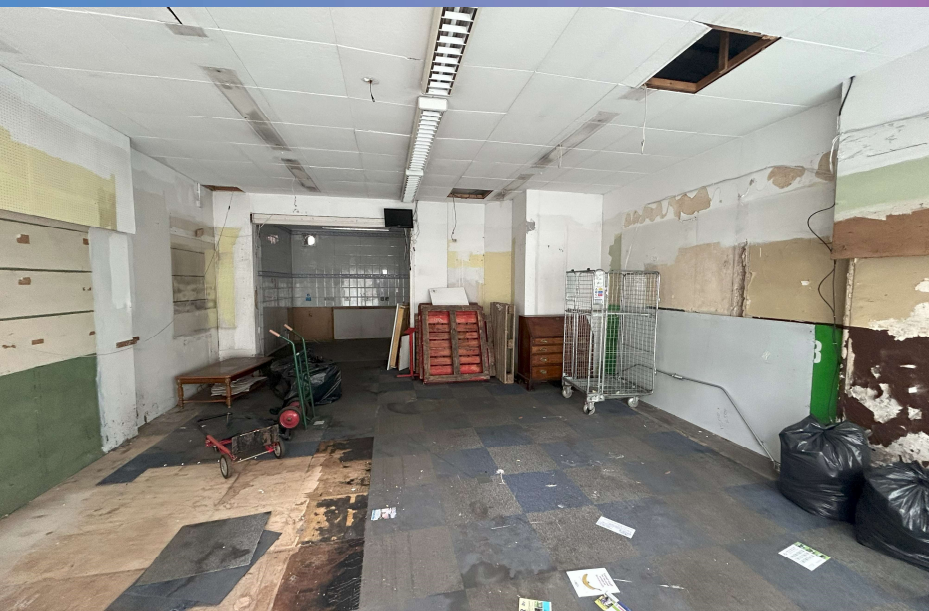
**RETAIL / LEISURE /  
OFFICE**

842 Sq Ft  
(76 Sq M)

**RENT: £15,000 Per Annum**

Prominent Town  
Centre Retail  
Premises Situated  
Opposite Steyne  
Gardens Close To  
Seafront

- + Situated on New Broadway, Worthing Close To All Town Centre Amenities
- + Available By Way Of A New Lease
- + Ready For Immediate Occupation
- + Suit Variety Of Commercial Uses (stpc)
- + Nearby Occupiers Include ASK Restaurant, Whibleys Jewellers, Waitrose & Splashpoint Leisure Centre
- + Viewing Highly Recommended



## Location

The property is situated on the busy A259 coastal road which is one of the main arterial roads into Worthing. The property forms part of a neighbourhood shopping parade with nearby occupiers including a newsagents, cocktail bar, wedding dress shop, jewellers and a handful of independent retailers and office occupiers. The property is opposite Steyne Gardens and is within walking distance of Warwick Street and the town's main shopping precinct with its lively café culture and frequent heavy footfall. 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 on a popular bus route and is 1 mile to the south of Worthing mainline railway station where regular services to London (journey time of 1 hour and 20 minutes) and along the south can be found

## Description

The premises comprises of a ground floor lock up shop with a generously sized basement. Having previously trading as a newsagent, this property would suit a variety of occupiers including general retail or other alternative commercial uses, subject to gaining the necessary planning consents. The shop benefits from being in a very sought after location in the town centre. The shop provides excellent window frontage and natural light. Internally the property consists of an open plan retail sales area with separate WC and kitchen facility to the rear. There is a large office space and kitchen at the back of the shop.

## Accommodation

Floor / Name	SQ FT	SQM
Main Retail Area	497	46
Store Room	139	12
Back Room	157	14
Kitchen	49	4
Basement	Unmeasured	
<b>Total</b>	<b>842</b>	<b>76</b>

## Terms

The property is available by way of a new effective full repairing and insuring lease for a term to be negotiated and agreed.

## Business Rates

According to the VOA (Valuation Office Agency) the property has a rateable value of £11,250. It is likely that interested parties will be able to obtain complete rates relief via small business rates relief, however interested parties are asked to contact the local rates department to confirm.

## Summary

- + **Rent** - £15,000 Per Annum Exclusive
- + **VAT** – Not To Be Charged On The Rent
- + **Legal Costs** – Each Party To Pay Their Own Costs
- + **EPC** – D(79)
- + **NB** – The Landlord shall be sorting out the electrics in the property prior to completion of a new lease.

## Viewing & Further Information

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