



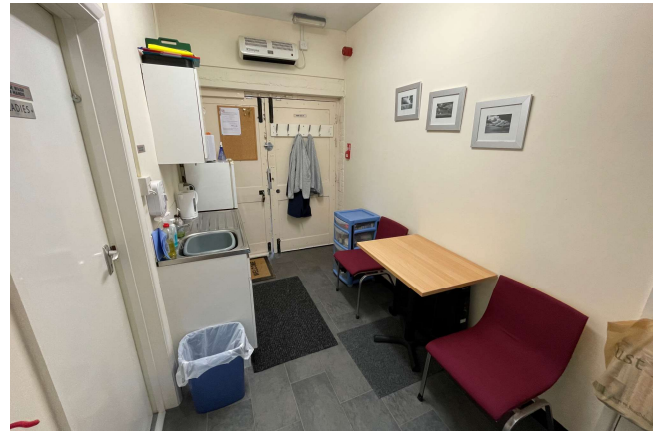
RETAIL

952 Sq Ft
(88 Sq M)

RENT: £21,000 Per Annum
PREMIUM: OIEO £75,000

Established Well
Presented Card,
Stationery & Gifts
Business For Sale on
Busy Neighbourhood
Shopping Parade

- + PREMIUM INCLUDES STOCK
- + Situated on Popular Goring Road in Worthing, West Sussex
- + Nearby Occupiers Include Costa Coffee, Vision Express, Card Factory, Iceland & Co-Op
- + Refurbished To A High Standard in 2019
- + Suit Variety of Commercial Uses (stpc)
- + Available By Way of Lease Assignment
- + Viewing Highly Recommended



Location

The property is situated in the heart of the popular Goring Road shopping district approximately 1.5 miles to the east of Worthing town centre. The popular beach and promenade are within a 5 minute walk of the property. Nearby occupiers include Boots, Tesco Express, Iceland, Card Factory and Costa Coffee. Worthing is a popular seaside town on situated between the cities of Brighton & Hove (13 miles east) and the cathedral city of Chichester (18 miles to the west). Worthing benefits from three mainline railway stations all with regular services along the southcoast and north to London. The nearest station to the subject property is at West Worthing which is 1 mile to the north.

Description

Justice & Co are delighted to offer this existing card, stationary and gift business situated on the popular Goring Road in Worthing, West Sussex to the market. The premises comprise of a large ground floor, open plan, office / retail premises with the added benefit of being available for quick occupation (if required). The premises have been well maintained and present in good decorative condition and include suspended ceiling with LED lighting, 12ft window frontage, slat walling, ample electrical sockets, burglar alarm (not tested), carpet tile flooring and air conditioning (not tested). At the rear of the open plan retail area there is a small office / store area with kitchenette and WC facility. The property would suit a variety of commercial uses in the retail and office sectors.

Externally at the rear there are 2 allocated parking spaces in the car park.

This is seen as a potential turn key opportunity with immediate occupation and viewing is therefore highly recommended.

Accommodation

Floor / Name	SQ FT	SQM
Main Retail Area	858	80
Store / Kitchen / Office	94	8
Total	952	88

Terms

The property is available by way of an existing lease for a term which expires in December 2026. The current passing rent is £21,000 per annum exclusive. A new lease may be available, subject to terms and tenant status.

Premium

£75,000 for the fixtures, fittings, stock and goodwill of the existing business. The last 3 years trading accounts can be provided to serious applicants upon request.

Summary

- + **Rent** - £21,000 Per Annum Exclusive
- + **Premium** – OIEO £75,000
- + **VAT** – To Be Charged
- + **Service Charge** - £5,400 Per Annum
- + **Business Rates** – Rateable Value = £14,500
- + **Legal Costs** – Each Party To Pay Their Own
- + **EPC** – C(55)

Viewing & Further Information

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