



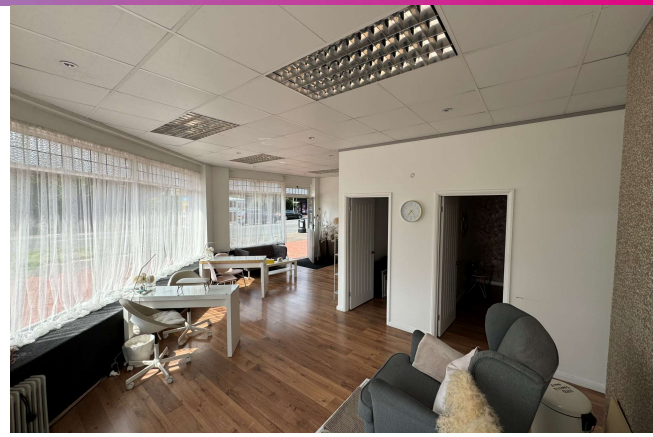
RETAIL / OFFICE /
MEDICAL

614 Sq Ft
(57 Sq M)

RENT: £12,250 Per Annum

Prominent Corner
Class E Premises on
Popular
Neighbourhood
Shopping Parade

- + Situated on Busy Thoroughfare into Worthing, West Sussex
- + Nearby Occupiers Include Barbers, Convenience Store, Take Aways, Offices & Public House
- + Suit Variety of Commercial Uses (stpc) - Retail, Office, Medical
- + Ready For Immediate Occupation
- + New Lease Terms Available. Low Overheads
- + Private Forecourt Area To Front. Superb Window Frontage



Location

The premises is situated on the corner of Broomfield Avenue and Rectory Road close to the busy Thomas A Becket crossroads on the junction of the A2032 Littlehampton Road. Situated approx 2 miles to the north of Worthing town centre and close to other secondary parades in Broadwater and Tarring other occupiers within the locality include a barbers, convenience store, locksmiths, takeaways, office occupiers and a public house. Worthing is a popular seaside town located in between the cities of Brighton (13 miles east) and Chichester (18 miles west) with a population in excess of 105,000 with the town providing headquarters accommodation for Southern Water, Glaxo Smithkline and The Environment Agency.

Description

The property comprises of a prominent corner retail premises which for many years has traded in the hair and beauty sector. Accessed to the property is via two pedestrian doors, one off Broomfield Avenue and the other from Rectory Road the property provides open plan retail accommodation with the added benefit of already created treatment rooms with kitchenette and WC located to the rear. The property benefits from laminate flooring, suspended ceiling with inset lighting, ample electrical points, burglar alarm (not tested) and an impressive 40ft single glazed window frontage. Externally there is a front forecourt area which belongs to the property.

This is seen as an excellent opportunity for a variety of commercial occupiers to lease a prominent and well fitted out retail premises with relatively low overheads and viewing is therefore highly recommended.

Accommodation

Floor / Name	SQ FT	SQM
Main Retail Area	303	28
Storeroom	48	4
Treatment Room One	94	9
Treatment Room Two	100	10
Kitchen / Store	69	6
Total	614	57

Terms

The property is available by way 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 £9,300. It is therefore felt that subject to Tenant status that applicants may be eligible for 100% small business rates relief. Interested parties are asked to contact Adur & Worthing Council's directly to ascertain what relief, if any, is applicable to their business.

Summary

- + **Rent** - £12,250 Per Annum Exclusive
- + **VAT** – Not To Be Charged On The Rent
- + **Service Charge** -
- + **Legal Costs** – Each Party To Pay Their Own Costs Incurred
- + **EPC** – D(86)

Viewing & Further Information

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