



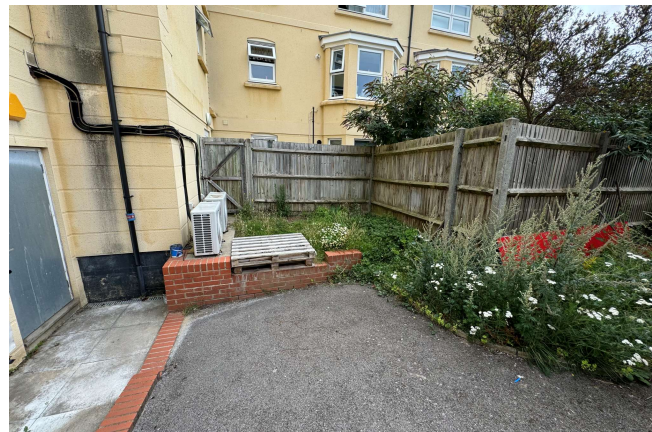
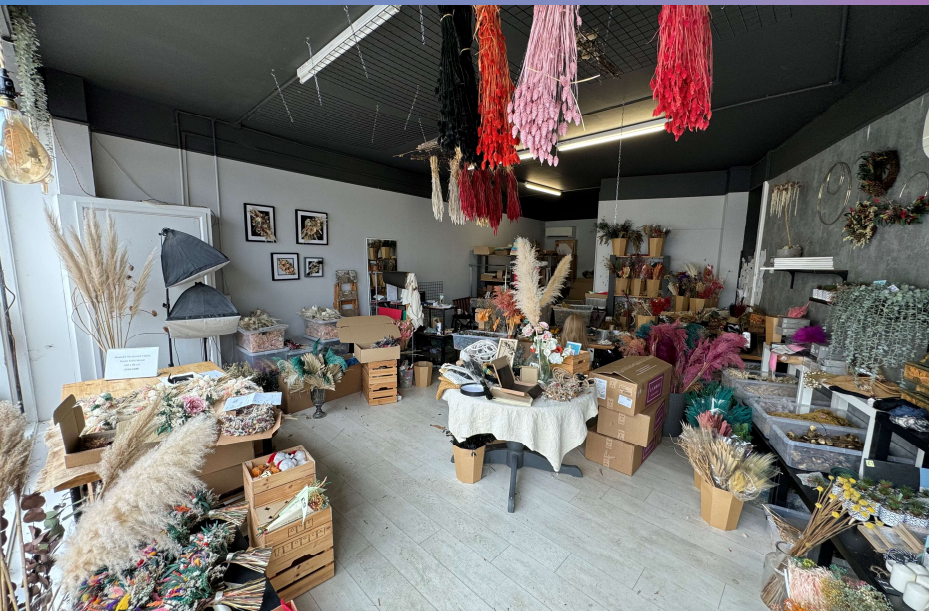
RETAIL / OFFICE

524 Sq Ft
(48 Sq M)

RENT: £8,500 Per Annum

Versatile Class E Premises on Busy Town Centre Thoroughfare To Let

- + Situated on Outskirts of Worthing Town Centre, Adjacent to Worthing Mainline Railway Crossing & Station
- + Suit Variety of Commercial Occupiers (stpc)
- + Potential Parking Space At Rear
- + New Flexible Lease Terms Available
- + Open Plan Retail / Office Accommodation with Low Overheads
- + Available From October 2024



Location

Worthing with a population in excess of 100,000 is a popular seaside town located in between the cities of Brighton (13 miles east) and Chichester (18 miles west) on the southcoast of England. Teville Road is a mixed commercial and residential road linking the A27 to the north to the A259 coastal road to the South and is one of the main thoroughfares into the Town Centre. Nearby occupiers include a mixture of retail, office and food and drink occupiers. Worthing mainline railway station with its regular services along the southcoast and north to London (journey time of 1 hour and 25 minutes) is located directly adjacent to the property whilst one of the town's major bus routes is 50 yards from the property.

Description

An opportunity to lease a small, well presented, retail / office premises on the outskirts of Worthing town centre. Accessed via pedestrian door the property provides open plan accommodation with rear WC. The property benefits from excellent 20ft window frontage, laminate flooring, air conditioning (not tested), ample electrical points and is available to occupy from October 2024. The property would suit a variety of commercial uses (excluding food) and businesses that are looking for a High Street presence with low overheads.

Externally at the rear there is potential parking for a vehicle in a shared yard. Please note our clients do not own the access driveway. There is also parking, albeit with some restrictions in neighbouring streets.

Accommodation

Floor / Name	SQ FT	SQM
Main Retail / Office Area	524	48
Total	524	48

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 £8,600. It is therefore felt that subject to Tenant status that 100% small business rates relief may be applicable. Interested parties are asked to contact Adur & Worthing Council to confirm what relief is applicable to their business.

Summary

- + **Rent** - £8,500 Per Annum Exclusive
- + **VAT** - To Be Charged On The Rent & Service Charge
- + **Service Charge** - £1,520 Per Annum
- + **Legal Costs** - Each Party To Pay Their Own Costs
- + **EPC** - C(73)

Viewing & Further Information

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