



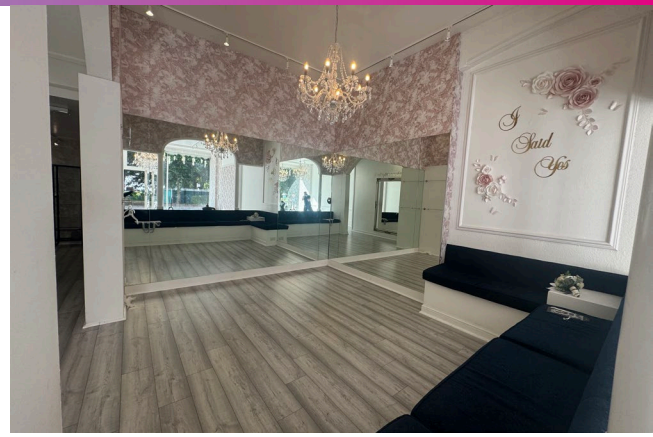
RETAIL / LEISURE /
OFFICE

1370 Sq Ft
(127 Sq M)

RENT: £16,750 Per Annum

Prominent Town
Centre Retail Shop
Situated Close to
The Seafront and
Steyne Gardens

- + Versatile Class E Premises on Busy Town Centre Road
- + Accommodation With Basement
- + 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, 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 internal stairs leading to large basement store. Internally the property comprises of a deceptive ground floor retail area which is currently laid out as three separate retail spaces. The front retail section is bright and airy with Chandelier lighting, laminate flooring, double fronted single glazed window and ample electrical points. To the rear of the main retail area is a smaller area with large mirrors and seating. Further storage space follows. At the rear is a small office area and small kitchenette and WC.

The property also benefits from a large basement, which is accessed via a brick staircase. The basement is presented in good dry condition and was previously used for storage of ladies clothing. The basement also has a small office area which is fitted with desks.

The property also benefits from a fitted intruder alarm and air conditioning (both not tested).

Accommodation

Floor / Name	SQ FT	SQM
Front Retail Area	306	28
Middle Retail Area	195	18
Back Retail Area	206	19
Office	73	7
Basement	590	
Total	1370	72

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 £11,750. 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 - £16,750 Per Annum Exclusive
- + VAT – Not To Be Charged On The Rent
- + Legal Costs – Each Party To Pay Their Own Costs
- + EPC – C(57)

Viewing & Further Information

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