



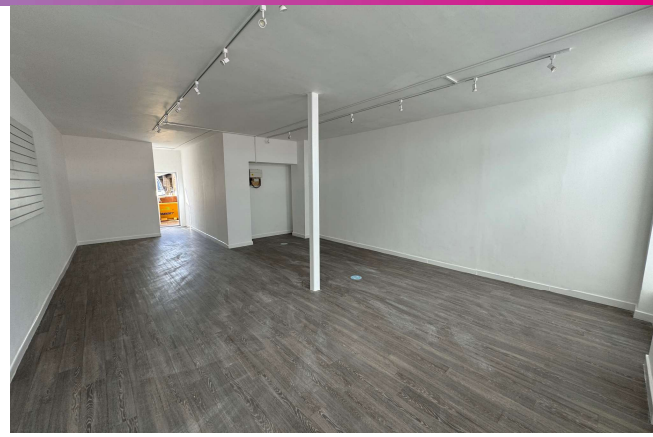
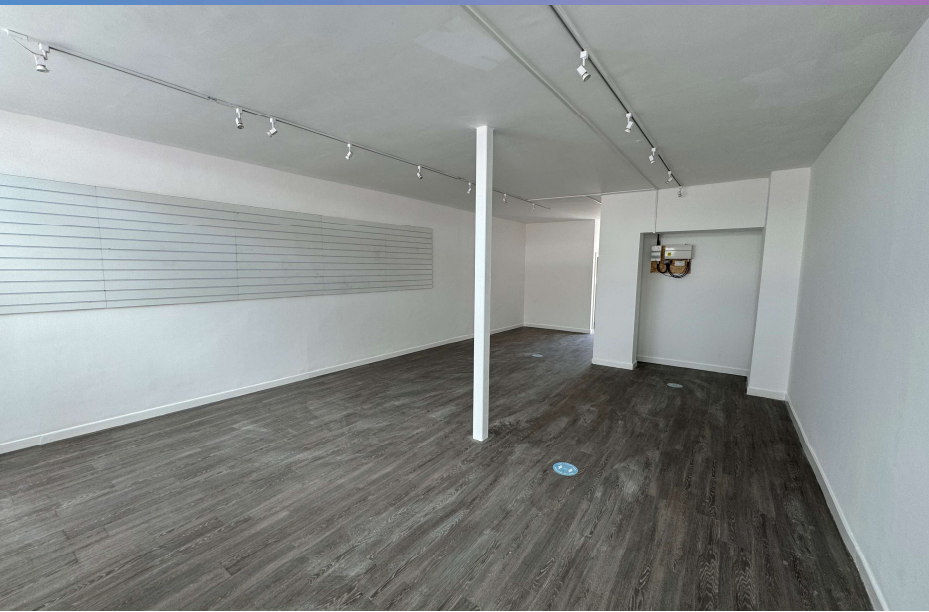
**RETAIL / OFFICE /
MEDICAL**

510 Sq Ft
(47 Sq M)

RENT: £16,000 Per Annum

Prominent Refurbished Retail Premises on Popular Shopping Parade

- + Situated on Broadwater Street West on Main Road In / Out of Worthing
- + Adjacent to Costa Coffee & Close to Subway, KFC, Real Patisserie and Starbucks
- + Refurbished Throughout
- + Superb New Shopfront Providing 14ft Window Frontage
- + Former Bank Premises - Would Suit Variety of Commercial Occupiers (stpc)
- + Available On Brand New Lease Terms



Location

Worthing is one of the largest towns in West Sussex with a population in excess of 105,000 and a catchment population in excess of 500,000 within a 20 mile radius. The premises are situated in a prominent location on Broadwater Street West a popular and well established shopping parade situated approximately 2 miles to the north of Worthing town centre on one of the main arterial routes into the town. Other occupiers within the local vicinity include Starbucks, KFC, Dominos Pizza, Tesco Express and Costa Coffee. There are also a number of independent retailers, office users and public amenities situated close by. The parade also benefits from high footfall from Northbrook and Worthing Sixth Form Colleges which are located close by.

Description

The premises comprise of a refurbished ground floor retail / office premises with rear WC. Historically the property has traded for many years as a Bank and more recently as a mobility centre and would suit a variety of commercial uses subject to gaining the necessary planning consents. Internally the premises benefit from a brand new shopfront incorporating 14ft of window frontage, spot lighting, ample electrical points and vinyl flooring. At the rear of the property is the potential for an allocated parking space which are accessed via a public car park off Rectory Gardens, further details are available upon request. This is a rare opportunity to acquire retail / office premises within a popular parade and viewing is therefore highly recommended.

Accommodation

Floor / Name	SQ FT	SQM
Main Retail Area	510	47
WC	-	-
Total	510	47

Terms

The property is available by way of a new FR&I Lease with terms to be negotiated and agreed.

Business Rates

The property is shortly to be re-assessed following the refurbishment works. It is felt that 100% small business rates relief may be applicable (subject to Tenant status). Interested parties are asked to verify this information by speaking with Adur & Worthing Council.

Summary

- + **Rent** - £16,000 Per Annum exclusive
- + **VAT** – Not To Be Charged on The Rent or Service Charges
- + **Floorplan** – Available Upon Request
- + **Legal Costs** – Each Party To Pay Their Own Costs Incurred In This Transaction
- + **EPC** – D(96)

Viewing & Further Information

Jon Justice

01903 251 600 / 07398 163 431
jon@justiceandco.co.uk

Sarah Justice

01903 251 600 / 07852 137 309
sarah@justiceandco.co.uk

Ria Markwick

01903 251 600 / 07508 326 804
ria@justiceandco.co.uk

307 Goring Road, Worthing, BN12 4NX
www.justiceandco.co.uk