



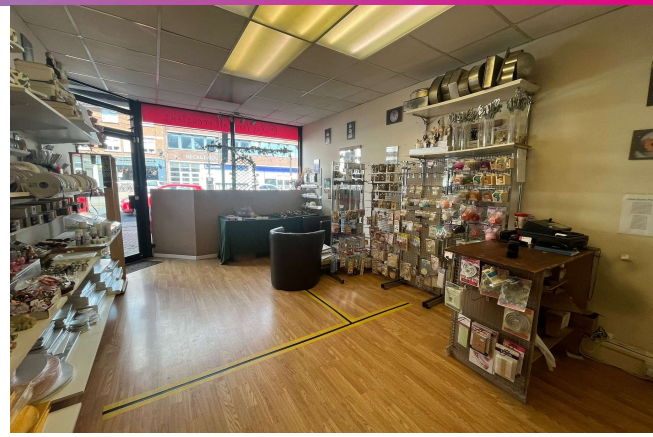
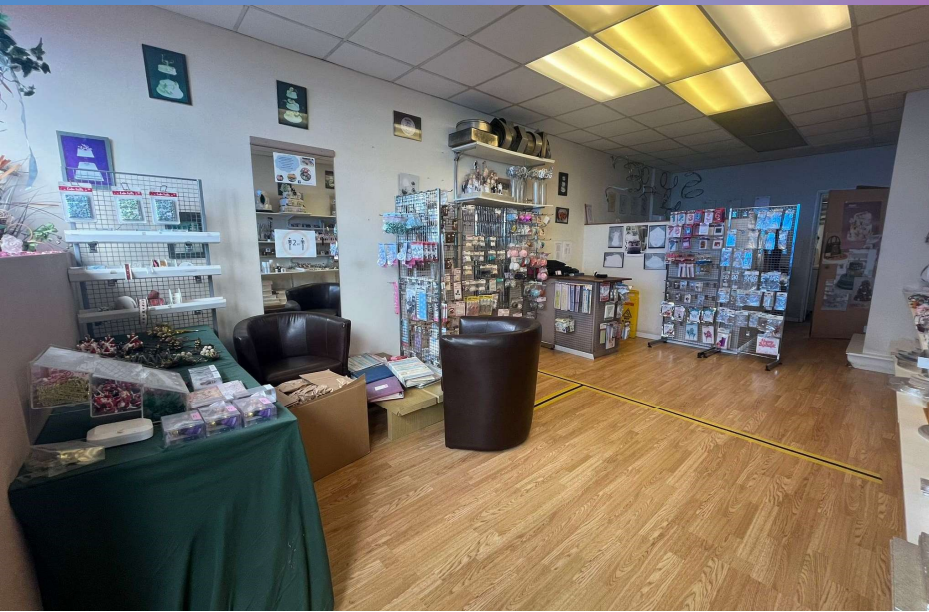
**RETAIL / OFFICE /
MEDICAL**

527 Sq Ft
(49 Sq M)

RENT: £8,950 Per Annum

Class E Premises on Popular Neighbourhood Shopping Parade To Let

- + Situated on Busy A2032 Road Close to Busy Road Junction
- + Nearby Occupiers Include Barbers, Convenience Store, Take Aways, Offices & Public House
- + Suit Variety of Commercial Uses (stpc) - Retail, Office, Medical
- + Available Due To Retirement From 1st November 2024
- + New Lease Terms Available. Low Overheads
- + Front Retail Area with Rear Kitchen



Location

The premises is situated 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 retail premises which for many years has traded in the bakery sector. Access to the property is front pedestrian door directly off Littlehampton Road. The property provides open plan retail accommodation with the added benefit of a fairly large kitchen at the rear. In addition there is a small office / store located under the residential (not included) stairwell. The property benefits from laminate flooring, suspended ceiling with inset strip lighting, ample electrical points and an impressive 14ft single glazed window frontage. The property will be presented to the market ready for immediate Tenant fit out. 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 presented retail premises with relatively low overheads and viewing is therefore highly recommended.

Accommodation

Floor / Name	SQ FT	SQM
Main Retail Area	367	34
Kitchen	110	10
Office / Store	50	5
Total	527	49

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 £4,800. It is therefore felt that subject to Tenant status that 100% small business rates relief may be applicable. Interested parties are asked to make their own enquiries to the local authority to confirm what relief is applicable to their business.

Summary

- + **Rent** - £8,950 Per Annum Exclusive
- + **VAT** – Not To Be Charged On The Rent
- + **Service Charge** - The property is liable for a small annual service charge. There is to be a cap of £500 in any twelve month period. Further details available upon request.
- + **Legal Costs** – Each Party To Pay Their Own Costs Incurred
- + **EPC** – D(79)

Viewing & Further Information

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