



**JAMES & JAMES**  
01903 958770  
COMMERCIAL  
**TO LET**

**COMMERCIAL TO LET**  
658

- \* Ex-Military Clothing Footwear
- \* Outdoor Clothing
- \* Workwear / Safety Footwear
- \* Chefs Clothing
- \* Childrens Camo Clothing

73 Chapel Road  
Worthing, BN11 1HU  
£9,000 Per annum



## 73 Chapel Road Worthing, BN11 1HU

James & James Commercial Agents are delighted to bring to the market this superb modernised retail unit Situated in a busy pedestrian location just slightly North of Worthing town centre

### Location

Chapel Road is just outside Worthing town centre with nearby occupiers including Colliers Kitchens and Kwik fit auto centre, Worthing train station is just round the corner providing quick access to Brighton & London. The main coastal A259 & A27 trunk roads are both nearby as well for easy access across Sussex.

Total 681 sq ft (63 sq m)

### Accommodation

The property comprises a prominent shop front with main front area, raised area to rear, further room and Kitchen with WC

### EPC

An EPC report is available for all interest parties to view upon request

### Business Rates

Interested parties should contact the local council to confirm the rates payable and if they are eligible for any small business rates relief.

### Legal Fees

Each party to bear their own legal costs incurred.

### Terms

The property is available to let by way of a new effective full repairing and insuring lease for a term to be agreed and at a rent of £9000 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.





Front Shop Area  
23'3 x 13'3 (7.09m x 4.04m)

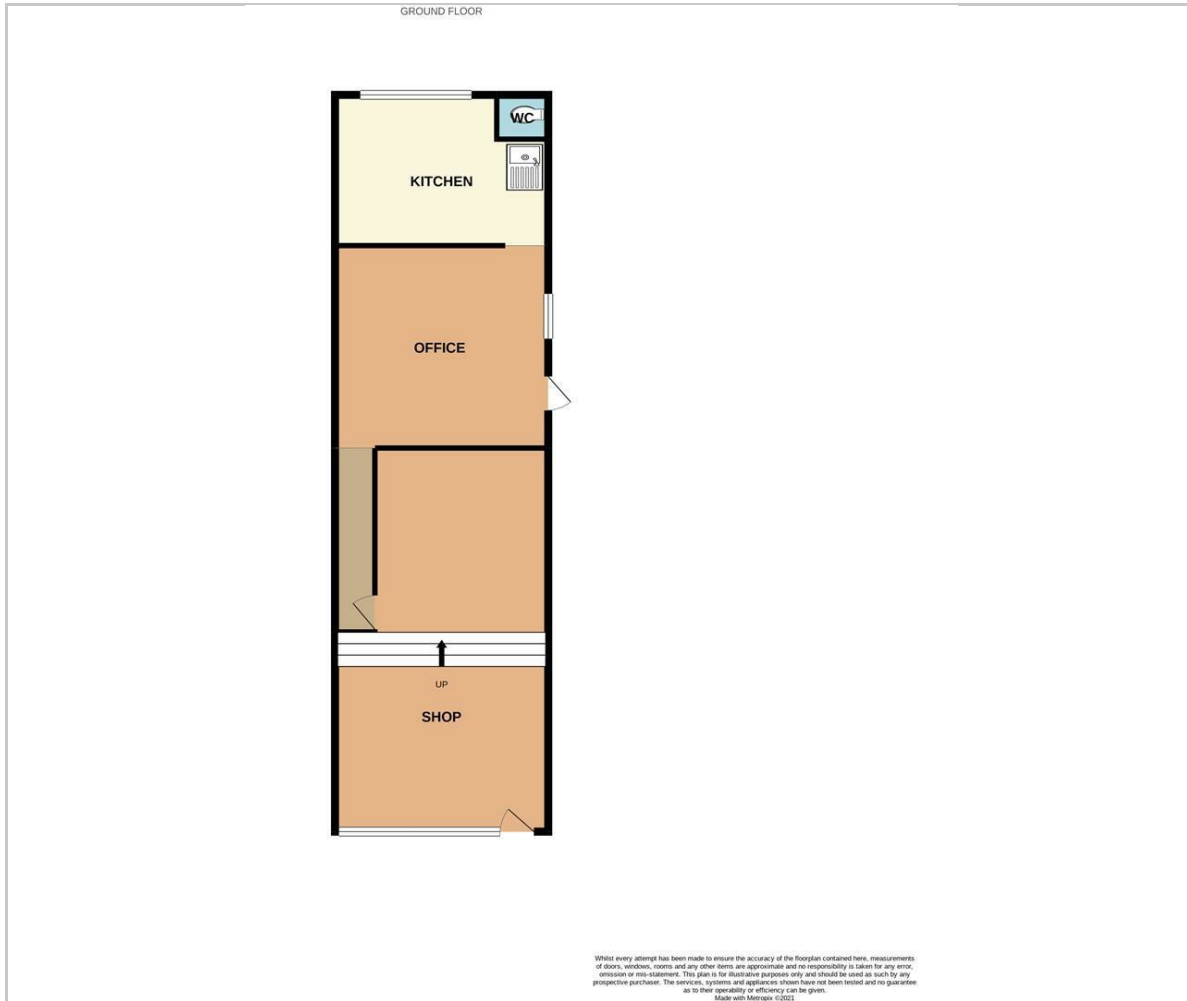
Raised area at rear  
12'4 x 11'0 (3.76m x 3.35m)

Rear office / store  
15'4 10'6 (4.67m 3.20m)

Kitchen  
10'11 x 10'6 (3.33m x 3.20m)

WC

## Floor Plan



## Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

