



PRIME SHOP / OFFICE ON A BUSY HIGH STREET

- Prime High Street position
- Fully refurbished
- LED Lighting
- New Lease Available
- Close to multiple retailers
- Suit a variety of different uses (STNC)

Interested in this property? Please contact us on 01903 792785

10 SOUTH STREET, WORTHING, WEST SUSSEX, BN11 3AA

Location

The property is situated in a prime position on South Street, directly opposite the pedestrianised shopping street of Montague Street, the main shopping precinct in Worthing, which is one of the biggest Seaside Towns on the South Coast. Known for its shopping, eateries, entertainment and Pier, Worthing sits at the foot of the Downs, with Brighton being 11 miles East and Chichester 18 miles West. Numerous multiple retailers are within close proximity including WHSmith, Café Nero, Nando's, MacDonald's, together with numerous independent retailers.

Description

The property is situated in a prime position on South Street, directly opposite the pedestrianised shopping street of Montague Street, the main shopping precinct in Worthing, which is one of the biggest Seaside Towns on the South Coast. Known for its shopping, eateries, entertainment and Pier, Worthing sits at the foot of the Downs, with Brighton being 11 miles East and Chichester 18 miles West. Numerous multiple retailers are within close proximity including WHSmith, Café Nero, Nando's, MacDonald's, together with numerous independent retailers.

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Ground floor	798	74.13
First floor	748	69.49
Total floor area:	1,546	143.62

Tenure

The property is To Let on a new lease for a term to be agreed.

Rent

Rental offers are invited in the region of £25,000 per annum, exclusive.

Business Rates

The rateable value from April 2023 provided by the Valuation Office Agency is £17,750. The small business rates for the financial year (2023 - 2024) is 49.9p in the £ making the rates payable approx. £8,857.25.

EPC

The property has an EPC rating of C53.

VAT

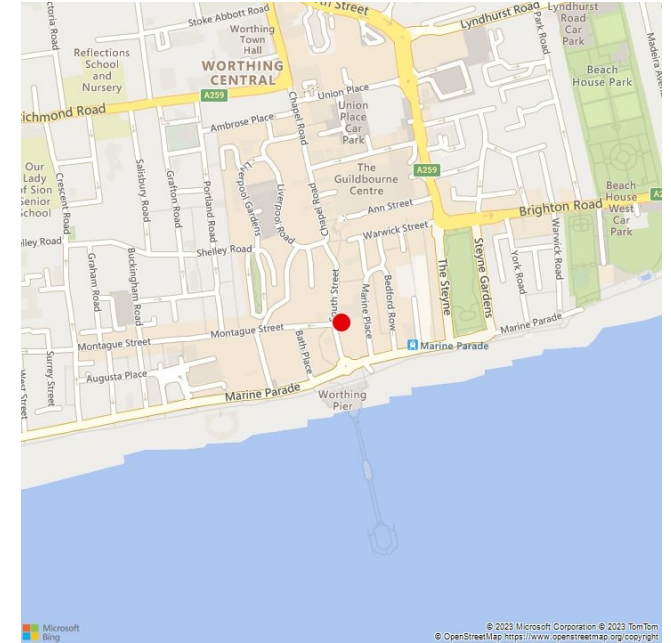
We are informed that VAT is not applicable on the terms quoted.

Use

We understand the premises benefit from Class E use however, we would advise any potential tenant to check with the Planning Department to ascertain if their use is permitted.

Legal Fees

Each party is responsible for their own legal fees in this transaction.



Viewing

Strictly by appointment with Sole Agents, Jacobs Steel.



Leigh Doherty

01903 792785

leighdoherty@jacobs-steel.co.uk



Nichola Rogers

01903 792785

nicholarogers@jacobs-steel.co.uk

Disclaimer: These particulars are for general information purposes only and do not represent an offer of contract or part of one. Jacobs Steel has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Jacobs Steel have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise.

Jacobs | Steel