



## PRIME LICENSED PREMISES TO LET

- Centrally Located
- Suit a Variety of Different Uses STNC
- Fully Fitted Premises
- Part Mezzanine Seating Area

Interested in this property? Please contact us on 01903 792785





# 10 HIGH STREET, WORTHING, WEST SUSSEX, BN11 1NU

## Location

Situated in the heart of Worthing town centre, close to the seafront, main shopping parades and within easy reach of Worthing mainline station.

## Description

A substantial premises made up of two adjoining units each with separate entrances. The fully fitted premises is predominantly open plan and consists of a part mezzanine seating area with bar which overlooks the main dance area located on the ground floor, comprising of bar, seating booths and DJ area. Additionally, this unit benefits from a kitchen on the first floor, basement and cellar. An internal door leads to a further self contained bar area (also available to let) with dance floor and additional seating.

NB Please note there have been some alterations, including repositioning of the main bar, since this floor plan was prepared. Floor areas are approximate and taken from the floor plan.

## Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Basement	251	23.32
Ground Floor	3,239	300.9
First Floor	2,252	209.21
<b>Total floor area:</b>	<b>5,742</b>	<b>533.43</b>

## 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 £70,000 per annum, exclusive.

## Business Rates

Business rates to be assessed.

## EPC

The property has an EPC rating of D - 76.

## VAT

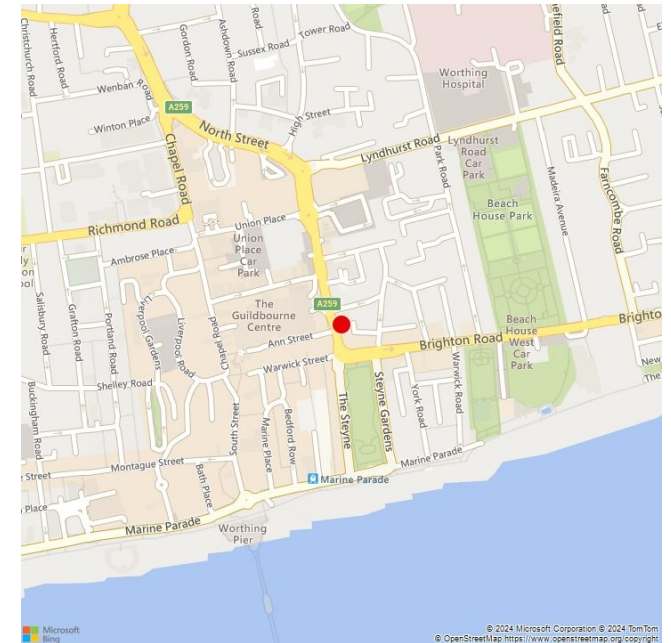
We are informed that VAT is not applicable on the terms quoted.

## 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 Agents, Jacobs Steel.



**Leigh Doherty**

01903 792785

leighdoherty@jacobs-steel.co.uk



**Nichola Charles**

01903 792785

nicholacharles@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**