



CAFÉ / RESTAURANT /
BAR / RETAIL / OFFICE

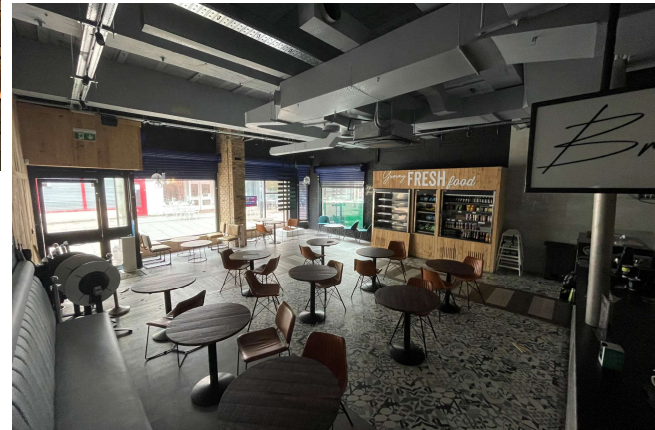
1,442 Sq Ft
(134 Sq M)

RENT: £25,000 Per Annum

Prominent Town Centre Retail / Restaurant / Bar Premises To Let

- + **NO PREMIUM PAYABLE**
- + Situated in Worthing Town Centre
- + Nearby Occupiers Include HSBC, Pizza Express, Subway, Greggs, ASK & Pizza Express
- + Refurbished in 2021 To A High Standard
- + Ready For Immediate Occupation
- + Potential For Outside Seating (subject to obtaining necessary licence)
- + Potential For Further First Floor Space If Required

Please note the fixtures and fittings shown in these images are not the property of the Landlord and may be removed prior to completion of a new lease.



Location

Worthing with a population in excess of 100,000 is a popular seaside town located in between the cities of Brighton (13 miles east) and Chichester (18 miles west) on the southcoast of England. Worthing is famed for its pier and promenade and both are within 500 yards of the subject property which is situated along Warwick Street in the heart of the town centre. Warwick Street is known for its versatile choice of independent retailers, drinking establishments and eateries. A short walk away is Montague Street, Chapel Road and South Street where major retailers such as Boots, Marks & Spencer, H&M and the new Pret A Manger are situated. Worthing mainline railway station with its regular service along the southcoast and north to London (journey time of 1 hour and 25 minutes) is located one mile to the north of the property whilst the town's major bus route is 50 yards from the property.

Description

Justice & Co are delighted to offer this former cafe / restaurant premises situated in a prominent position along the pedestrianised Warwick Street in the heart of Worthing town centre to the open market.

The cafe / restaurant was refurbished in 2021 to a high standard to include air conditioning (not tested), luxury vinyl tile flooring, three phase electric & bespoke servery area. The cafe had approximately 50 covers although it is felt this could be increased whilst there is also potential to have outdoor seating (subject to gaining the necessary licence).

The property has superb natural daylight via its impressive 30ft window frontage and the ground floor accommodated a large open plan seating area with servery and disabled WC. An internal staircase leads to further male and female WC's whilst there is also a storeroom / office and a separate kitchen.

Accommodation

Floor / Name	SQ FT	SQM
Ground Floor Café / Restaurant	1,131	106
First Floor Kitchen	113	10
First Floor Office / Store	198	18
Total	1,442	134

Terms

The property is available by way of a new lease for a term of 10 years at a rent of £25,000 per annum exclusive. The Tenant will have a right to break the lease at the 5th year anniversary date, subject to providing the Landlords with 6 months prior written notice.

Summary

- + **Rent** - £25,000 Per Annum exclusive
- + **VAT** - To be Charged on the Rent
- + **Legal Costs** - Each Party To Pay Their Own Legal Costs
- + **Rateable Value** - £37,750 (based on April 2023 valuation)
- + **EPC** - D(84)
- + **Agents Note** - There is potential for further first floor space to be available. Further details available upon request.

Viewing & Further Information

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