



Retail/ Office

1,033 Sq Ft  
96 Sq M

Rent: £15,500 Per Annum

## Superbly Located Corner Class E Premises To Let

- + Situated In Brighton Road, Worthing Close To All Town Centre Amenities
- + Available By Way Of A New Lease
- + Ready For Immediate Occupation
- + Suit Variety Of Commercial Users (stpc)
- + Nearby Occupiers Include ASK Restaurant, Whibleys Jewellers, Waitrose & Splashpoint Leisure Centre
- + Potential Off Road Parking Forecourt
- + Viewing Highly Recommended



## Location

The property is situated on the busy A259 coastal road which is one of the main arterial roads into Worthing. The property forms part of a neighbourhood shopping parade with nearby occupiers including a newsagents, cocktail bar, wedding dress shop, jewellers and a handful of independent retailers and office occupiers. The property is opposite Steyne Gardens and is within walking distance of Warwick Street and the town's main shopping precinct with its lively café culture and frequent heavy footfall. Worthing is a popular seaside town with a population in excess of 105,000 and is located between the cities of Brighton (13 miles east) and Chichester (18 miles west). The property is on a popular bus route and is 1 mile to the south of Worthing mainline railway station where regular services to London (journey time of 1 hour and 20 minutes) and along the south can be found

## Description

The premises comprises of a ground floor lock up shop with a basement which is accessed via the entrance to the flats. Having previously trading as a hairdresser and beautician, this property would suit a variety of occupiers including general retail or other alternative commercial uses, subject to gaining the necessary planning consents. The shop benefits from being in a visible, prominent corner location, providing excellent window frontage and natural light. Internally the property consists of an open plan retail sales area with separate WC and sink facility to the rear.. The property also benefits from two car parking spaces to the right of the shop.

## Accommodation

Floor / Name	SQ FT	SQM
Retail Area	673	63
Basement	360	33
WC	Unmeasured	Unmeasured
<b>Total</b>	<b>1,033</b>	<b>96</b>

## Terms

The property is available to let on a new FR&I lease with terms to be negotiated and agreed.

## Business Rates

According to the Valuation Office Agency (VOA) website the property has a rateable Value of £12,500. It is likely that interested parties will be able to obtain complete rates relief via small business rates relief, however interested parties are asked to contact the local rates department to confirm.

## Summary

- + Rent - £15,500 Per Annum Exclusive
- + VAT – To be charged on the quoting terms.
- + Legal Costs – Each party to pay their own legal fees unless otherwise agreed.
- + EPC C(62)

## Viewing & Further Information

### Jon Justice

01903 251 600 / 07398 163 431  
[jon@justiceandco.co.uk](mailto:jon@justiceandco.co.uk)

### Sarah Justice

01903 251 600 / 07852 137 309  
[sarah@justiceandco.co.uk](mailto:sarah@justiceandco.co.uk)

### Isla Ford

01903 251 600 / 07508 326 804  
[isla@justiceandco.co.uk](mailto:isla@justiceandco.co.uk)

307 Goring Road, Worthing, BN12 4NX  
[www.justiceandco.co.uk](http://www.justiceandco.co.uk)