



**RETAIL / OFFICE**

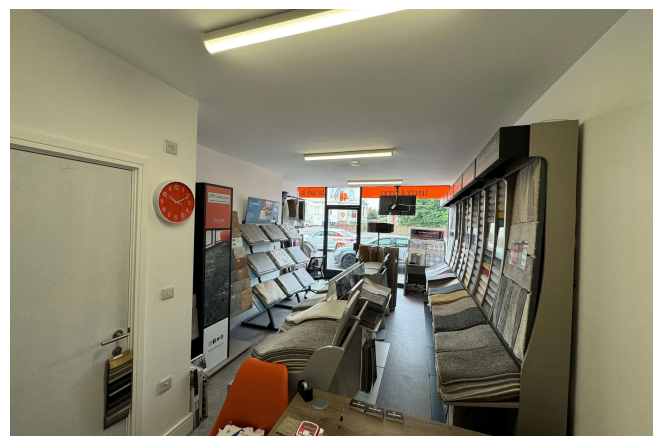
350 Sq Ft  
(32 Sq M)

**RENT: £9,600 Per Annum**

Recently  
Refurbished  
Ground Floor Retail  
/ Office Premises on  
Busy Road

- + Situated in Popular Neighbourhood Shopping Parade
- + Nearby Commercial Occupiers Include Papa Johns, Uncle Sams, Morrisons Local & Worthing Citroen
- + Suit Variety of Commercial Occupiers (stpc)
- + New Lease Terms Available
- + 15 Ft Window Frontage, LED Lighting, Lino Flooring - Ready For Immediate Tenant Fit Out
- + Viewing Highly Recommended





## Location

Worthing is the largest town in West Sussex having a population of approximately 105,000 and excellent road links from the A24 to the A27 and towards the M27 and M25 respectively. The premises is situated in a good secondary shopping parade in Broadwater located on the main A24 route in and out of Worthing town centre which is approximately ¼ of a mile distance to the south. Occupiers within the parade include Uncle Sams, Papa Johns, Morrisons Local, Brandon Tool Hire & a Citroën dealership. Worthing mainline railway station with its regular services along the southcoast and north to London (journey time of 1 hour and 25 minutes) is located approx 1000 yards to the south. The property benefits from a service road to the rear with allocated parking directly behind the unit. Parking to the front is on a restricted basis. Worthing is a popular seaside town situated in between the cities of Brighton (13 miles east) and Chichester (18 miles west).

## Description

The premises comprises of a ground floor retail / office premises which in recent times has traded as a carpet and flooring showroom. This refurbished premises would suit a variety of commercial uses in either the retail, office or medical sectors. Accessed directly off Broadwater Road the property provides open plan retail / office accommodation with WC located at the rear. Internally the property benefits from superb 15ft window frontage, lino flooring, ample electrical points and LED strip lighting. The property is available for immediate occupation and viewing is highly recommended.

## Accommodation

| Floor / Name     | SQ FT      | SQM       |
|------------------|------------|-----------|
| Main Retail Area | 350        | 32        |
| <b>Total</b>     | <b>350</b> | <b>32</b> |

## Terms

The property is available by way of a new FR&I Lease with terms to be negotiated and agreed.

## Business Rates

According to the VOA (Valuation Office Agency) the property has a Rateable Value of £4,000. It is therefore felt that subject to Tenant status, that a Tenant could claim 100% small business rates relief. Interested parties are asked to contact Adur & Worthing Borough Council's Business Rates department to verify what relief may be applicable to their business.

## Summary

- + **Rent** - £9,600 Per Annum Exclusive
- + **VAT** - Not To Be Charged On The Rent
- + **Legal Costs** - Each Party To Pay Their Own Legal Costs Incurred In This Transaction
- + **EPC** - A(25)

## Viewing & Further Information

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