



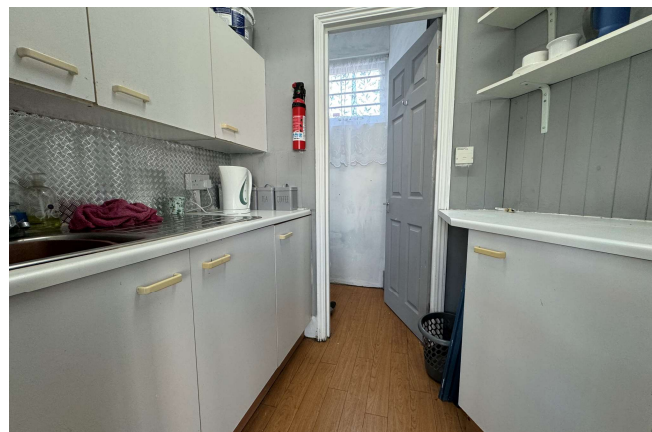
**RETAIL / MEDICAL /
OFFICE**

209 Sq Ft
(20 Sq M)

RENT: FROM £6,600 Per Annum

Single Storey Class E Premises With Private Forecourt To Let

- + Situated in Popular Residential Area of Worthing on Outskirts of Town Centre
- + Former Hair Salon & Would Suit Similar. Other Commercial Uses Considered (stpc)
- + Ready For Immediate Occupation
- + Suit New or Expanding Business Looking For Premises With Low Overheads
- + Flexible Lease Terms Available
- + Viewing Highly Recommended



Location

The property is located in the predominately residential area of West Worthing close to the Goring Road shopping area where retailers such as Costa Coffee, Tesco Express, Card Factory and Pizza Hut Delivery are situated. West Worthing train station with its regular services along the coast and north to London (journey time of 1 hour and 30 minutes) is ¼ of a mile to the north, Worthing town centre with its array of food, drink and retail outlets approximately 1½ miles to the east and the seafront ¼ of a mile to the south. Worthing is a popular seaside town situated in between the cities of Brighton (13 miles east) and Chichester (18 miles west).

Description

The property comprises of a single storey ground floor lock up shop / office which for many years traded as a ladies hair salon. The property benefits from an attractive paved front garden area, uPVC double glazed windows and doors extending to an impressive 16ft and unrestricted street parking. The property is unique being located at the end of terrace housing and would suit a variety of commercial occupiers in the retail, office or medical sectors. Internally the property benefits from laminate flooring, spotlighting, ample electrical points and is ready for immediate tenant fit out. The property does require some modernisation and this is reflected in the quoting terms. This is seen as an ideal opportunity for a new or expanding businesses to secure premises in a good location with low overheads. Viewing is therefore highly recommended.

Accommodation

| Floor / Name | SQ FT | SQM |
|---------------------------|------------|-----------|
| Main Retail / Office Area | 177 | 17 |
| Kitchen | 32 | 3 |
| Total | 177 | 20 |

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 £3,600. It is therefore felt that subject to Tenant status that 100% small business rates relief may be applicable. Interested parties are asked to contact Adur & Worthing Councils directly to confirm what relief is applicable to their business.

Summary

- + **Rent – Year One** = £6,600 Per Annum Exclusive, **Year Two** = £7,500 Per Annum Exclusive, **Year Three** = £8,400 Per Annum Exclusive.
- + **VAT** – Not To Be Charged On The Rent
- + **Legal Costs** – Each Party To Pay Their Own
- + **EPC** -

Viewing & Further Information

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