



19 Chatsworth Road, Worthing, BN11 1LY
£1,000 Per Month

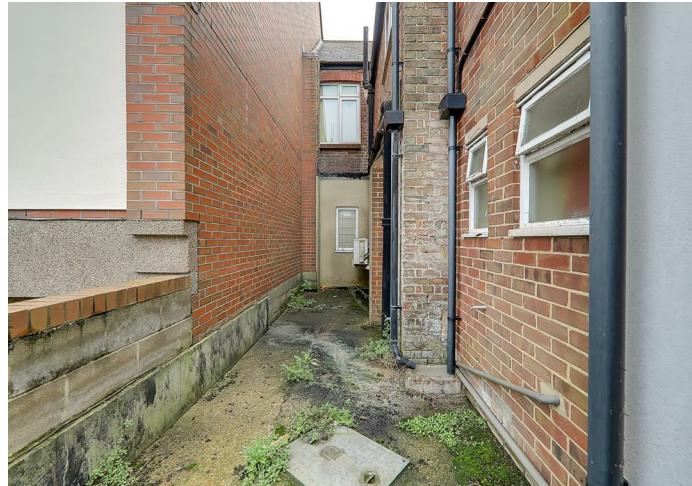
and company
bacon
Estate and letting agents



High Street retail property available to let in the popular Worthing Town Centre. This spacious and well-presented commercial premises offers a generous retail area, along with a good-sized back room/office. Additional facilities include a WC, kitchen, and outside area. Available with immediate effect. Approximate total floor area: 64 sq m. Commercial EPC rating: C.

- Central Worthing
- Favoured Location
- EPC Rating C





Front Office

Rear Office

Inner Hall

Wash Room & WC

Kitchen

Rear Courtyard

Terms

The property is available by way of an existing lease which expires 24th December 2028. There are no further break clauses or rent reviews in the existing lease. A copy of the existing lease is available upon request.

Rent and VAT

£12,000 Per Annum Exclusive

Business Rates

According to the VOA (Valuation Office Agency) the property has a rateable value of £11,500. It is therefore felt that subject to Tenant status, that 100% small business rates relief should be applicable. Interested parties are asked to contact Adur & Worthing Council to confirm what relief is applicable to their respective business.

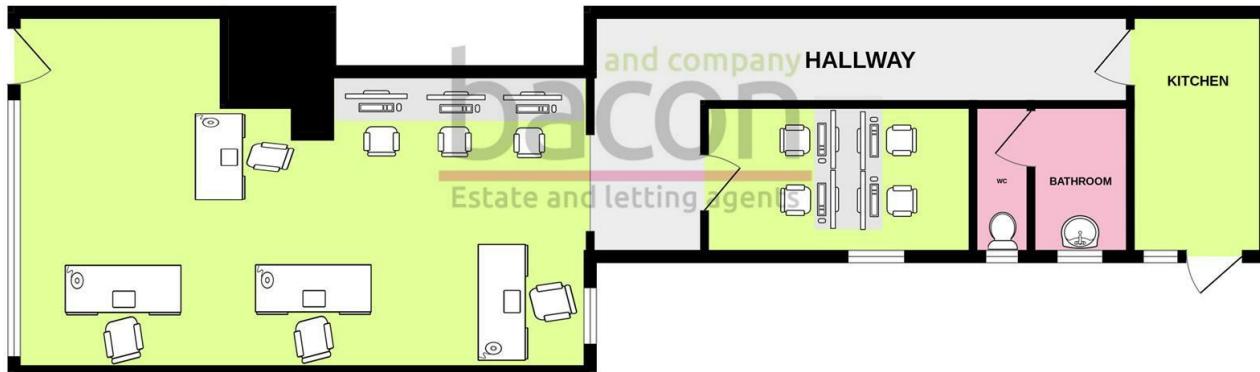
Legal Costs

Each party to pay their own legal costs

Anti Money Laundering

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.

