



**Unit 24 Guildbourne Centre**  
Anne Street, Worthing, West Sussex BN11 1LZ

**TO LET**

## CLASS E RETAIL UNIT ARRANGED OVER THE GROUND AND FIRST FLOOR

Size 187.94 sq m / (2,023 sq ft)

### Key Features:

- Prime Town Centre Location
- Within fully covered and secure town centre shopping complex
- Large open plan sales area
- Arranged over the ground and first floor
- Available by way of new lease
- Rent £18,000 per annum





## Unit 24 Guildbourne Centre Anne Street, Worthing, West Sussex BN11 1LZ

### Location

The property is located within the Guildbourne Centre. The premises are close proximity to the pedestrianised part of Montague Street which forms part of the main shopping precinct in Worthing supporting a number of national multiple retailer to include Marks & Spencer, Poundland, Superdrug, Boots, Sports Direct and H&M. High Street multi storey car park is located a short distance from the property.

### Accommodation

The available accommodation is arranged over the ground and first floor with WC facilities on the ground floor and rear access point. .

The property has the following approximate **Net Internal Areas (NIA)**:

Floor	Sq Ft	Sq M
Ground	1,303 sq ft	121.08 sq m
First	720 sq ft	66.86 sq m
<b>Total</b>	<b>2,023 Sq Ft</b>	<b>187.94 Sq M</b>

### EPC

We understand the property to have an EPC rating of C(63).

### Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

### Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £18,000 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

The current years service charge is £8,290.

### Business Rates

Rateable Value (2023): £9,300.

### VAT & Legal Fees

Rents and prices are quoted exclusive of, but may be subject to VAT.

Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

### Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

**Will Thomas**

[w.thomas@flude.com](mailto:w.thomas@flude.com)

**01273 727070**

[www.flude.com](http://www.flude.com)

**Aaron Lees**

[a.lees@flude.com](mailto:a.lees@flude.com)

**01273 727070**

[www.flude.com](http://www.flude.com)



**Flude**  
PROPERTY CONSULTANTS

