



**RETAIL / OFFICE /
MEDICAL / LEISURE**

3,595 Sq Ft
(333 Sq M)

RENT: £55,000 PER ANNUM

Prominent Retail Showroom (Class E) Premises with On- Site Parking on Busy A24 To Let

- + Situated on the A24 Trunk Road in Findon, West Sussex
- + Prominent Trading Location With Superb Roadside Frontage
- + Suit Variety of Commercial Uses (Retail, Office, Medical, School, Leisure etc)
- + New Lease Terms Available
- + Situated On Plot of Over 15,000 Sq Ft With Superb South Downs Views
- + On-Site Car Parking For In Excess of 10 Cars
- + Viewing Highly Recommended



Location

The property is located on the western side of Findon Road (A24) and is located approximately 2.5 miles to the north of Worthing Town Centre. Findon Valley itself is a mix of bungalows, terraced and semi-detached housing situated around a popular and well located neighbourhood shopping parade known as Kings Parade. The area is well served with popular and sought after schools and enjoys access to the South Downs and benefits from excellent transport links to surrounding employment centres such as Horsham (16 miles north), Brighton (14 miles east) and Chichester (19 miles west). Worthing itself is an extremely popular seaside town with a population in excess of 105,000. The Town Centre benefits from comprehensive shopping facilities, excellent local amenities, beach and promenade.

Description

Justice & Co are delighted to offer to the market this superbly presented retail showroom premises situated on a plot of 0.33 acres (circa 15,000 Sq Ft) in a highly desirable and popular location on the A24 on the outskirts of Worthing.

Accessed directly off the A24 a small gravel driveway leads to an expansive car park suitable for the parking of 10-12 vehicles. Situated within the car park is a small gated compound which currently houses two storage containers with room for a third if required. These could also be cleared to create further parking if required. A self contained small warehouse is also situated within the car park with double loading doors, concrete flooring, LED strip lighting & three phase electricity.

The main showroom, which would be suitable for a variety of commercial occupiers is adjacent accessed via secure gated entrance leading to a superbly presented courtyard with multiple entrance doors to the various showrooms. The building has undergone extensive refurbishment and provides open plan accommodation benefitting from a mixture of floor coverings, gas central heating, burglar alarm, CCTV, LED spot lighting, double glazing and ample electrical and data sockets. There are various male and female WC's which have also been refurbished to a high standard.

This is seen as a superb opportunity for an established commercial occupier to lease substantial commercial premises on a prominent roadside location and viewing is therefore highly recommended.

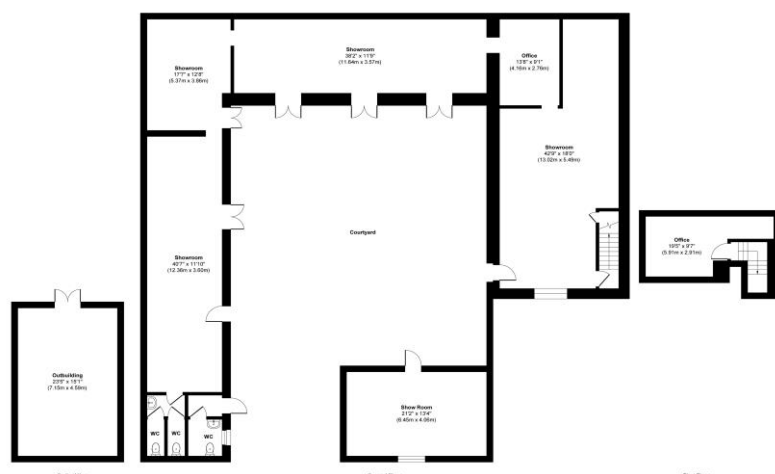




Accommodation

Floor / Name	SQ FT	SQM
Studio One	550	XX.XX
Studio Two	675	XX.XX
Studio Three	730	
Studio Four	280	
Warehouse	360	
Yard	1,000	
Total	3,595	XXX.X

Floor Plan



Planning

The property is situated within the South Downs National Park but Arun District Council are the local planning authority. Permission was obtained in 1988 for a change of use from house stables to craft workshops. It is felt that the property has Class E consent having been a showroom for over 30 years and would therefore suit a variety of commercial occupiers within the retail, office and medical sectors although other commercial uses could also be considered (subject to obtaining any necessary planning consents). Interested parties are asked to undertake their own planning enquiries prior to submitting any formal proposals.

Terms

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

Summary

- + **Rent** - £55,000 Per Annum Exclusive
- + **VAT** - Not To Be Charged
- + **Rateable Value** - £36,250
- + **Legal Costs** - Each Party To Pay Their Own Costs
- + **EPC** - D (78)
- + **AML** - In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence proof identifying the source of funds being relied upon to complete the transaction.

Viewing & Further Information

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