



CHARLECOTE



CLASS E UNIT
TO LET

18 BRIGHTON ROAD WORTHING BN11 3ED

- Close to Seafront
- New lease available
- No premium
- Close to Worthing Town Centre

AGENCY | LEASE ADVISORY | INVESTMENT | ACQUISITION | VALUATION



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LOCATION

Worthing is located 14 miles (22 km) west of Brighton & Hove, 7 miles (11 km) west of Shoreham and 18 miles (29 km) west of Chichester. Worthing has a resident population of 111,400 (2021 census).

18 Brighton Road is situated on the A259 in a secondary parade of shops, close to the Steyne Gardens and pedestrianised Warwick Street.

Nearby occupiers include, The Laughing Dog Cafe, MB Grocers, The Flour Pot Bakery, Cow & Oak & Pad Pad Thai restaurant.

Worthing station is 0.8 miles (18 mins) with regular services to London Victoria (journey time 1 hour 25 minutes) and London Bridge.



DESCRIPTION

The property comprises a good size ground floor retail area, a large Storeroom at the rear of the property with rear access, a kitchen and 2 x WC's.

ACCOMMODATION	sq ft	sq m
Retail Space	565	52
Rear Storeroom	888	82
Kitchen	-	-
WC	-	-
All areas are net internal		



C H A R L E C O T E

TERMS

A new effective, full-repairing and insuring lease available on terms to be agreed.

RENT

Asking rent of £17,500 per annum exclusive.

VAT

We are advised that VAT is not chargeable on the rental outgoings.



ENERGY PERFORMANCE CERTIFICATE

Certificate No: 5912-3908-0309-8930-2159, rated 44 B valid until 20 December 2035.

RATEABLE VALUE

RV £14,500 (Apr 2026/27).

Small Business Rates Relief (SBRR) in England provides up to 100% off business rates for qualifying occupiers.

LEGAL COSTS

Each side are responsible for their own legal costs.

A solicitors undertaking for abortive legal costs is sort for all transactions. Details on application

MONEY LAUNDERING REGULATIONS

Under the Money Laundering Regulations 2017 (as amended) we are legally required to obtain proof of funds and identity.



C H A R L E C O T E

CONTACT US

To book a viewing or receive further information, please get in touch.



Simon Thetford

Director Commercial Agency

T: 07851 246805

E: s.thetford@charlecote.co.uk



Lauren Almy

Commercial Negotiator

T: 07747 622285

E: l.almy@charlecote.co.uk



01273 077710



commercial.charlecote.co.uk



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