



Proposed Ground Floor Plan 1:50

## 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).

39 Brighton Road is prominently situated on one of the main roads into Worthing (A259).

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

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

**TO LET CLASS E UNIT £10,000 PAX**

- Refurbished property
- Rear Access
- 1 parking space

## DESCRIPTION

Ground floor retail premises currently undergoing refurbishment works.

open plan retail space with a WC at the rear along with rear access.

refurbishment works are expected to be complete and ready for occupation April 2026.

## ACCOMMODATION

Ground Floor            424 sq ft   39 sq m  
1 Parking Space

Areas are net internal.

## LEASE

A new lease available on term to be agreed.

## TERMS & RENT

£10,000 per annum exclusive..

## VAT

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

## RATEABLE VALUE

rates to be re assessed following completion of refurbishment works and new occupation.

## ENERGY PERFORMANCE CERTIFICATE

Certificate No: 0274-1206-9305-2421-2304, rated 51 C, valid until 23rd March 2035.

## LEGAL COSTS

Each side are to be responsible for their own legal costs

## VIEWINGS AND FURTHER INFO

Strictly by prior appointment

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