



**RETAIL / OFFICE**

475 Sq Ft  
(44 Sq M)

**RENT: £10,500 PER ANNUM**

Well Presented Class  
E Premises With  
Rear Parking Within  
Popular  
Neighbourhood  
Shopping Parade

- + Situated Within Neighbourhood Shopping Parade on Outskirts of Worthing, West Sussex
- + Nearby Occupiers include Convenient Stores, Takeaway, Hair Salon and Host of Independent Retailers & Office Occupiers
- + Available By Way of Lease-Assignment until September 2033
- + **Premium Required**
- + Suit Variety of Commercial Uses (STPC)
- + Viewing Highly Recommended



## Location

Worthing with its population in excess of 105,000 is a popular seaside town located in between the cities of Brighton (13 miles East) and Chichester (18 miles West) on the South coast of England. South Farm Road is a mixed commercial and residential road linking the A27 to the North, A259 coastal road to the South and is one of the main thoroughfares into the town centre. Nearby occupiers include a mixture of retail, office, food/drink occupiers and a mix of schools and colleges. Local bus routes are nearby whilst Worthing mainline railway station with its regular services along the coast and North to London Victoria (journey time of 1hr 30mins) is located approx. 0.5 miles to the South.

## Description

A rare opportunity to take on the lease of a deceptive and well-presented ground floor class E premises.

The property which for many years has traded as a successful beauty salon provides flexible commercial space and is ready for immediate occupation. Accessed via pedestrian door the property is currently split into a front retail/office area, separate WC, and a small treatment room/office/store leading onto a rear kitchen. At the rear of the property there is external parking for approx. 2 vehicles.

The property benefits from an impressive 15ft window display, laminate flooring, suspended ceiling with inset lighting, ample electrical and data sockets and electric heating (not tested).

This is seen as an opportunity for a salon to continue the previous tenant's business or for a variety of alternative commercial businesses to acquire lease premises on a busy and popular shopping parade and viewing is therefore highly recommended.

## Accommodation

| Floor / Name    | SQ FT      | SQM       |
|-----------------|------------|-----------|
| Main Sales Area | 280        | 26        |
| Treatment Room  | 92         | 8         |
| Storage/Kitchen | 103        | 10        |
| <b>Total</b>    | <b>475</b> | <b>44</b> |

## Terms

Available by way of lease assignment until 28 September 2033 at a current rent of £10,500 per annum. The lease includes a tenant only break clause and upward-only rent review in September 2028. A copy of the lease is available from the marketing agents.

## Business Rates

According to the VOA (Valuation Office Agency) the property has a rateable value of £6,800. It is therefore felt that subject to tenant status that 100% small business rates relief maybe applicable and interested parties are asked to contact Adur and Worthing Council direct to confirm what relief maybe applicable.

## Summary

- + **Rent** - £10,500 Per Annum Exclusive
- + **Premium** - OIEO £10,000
- + **VAT** - Not To Be Charged
- + **Legal Costs** - Each Party To Pay Their Own
- + **EPC** - C(52)
- + **AML** - in accordance with Anti-money laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together evidence /proof Identifying the source of funds being relied upon to complete the transaction.

## Viewing & Further Information

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