



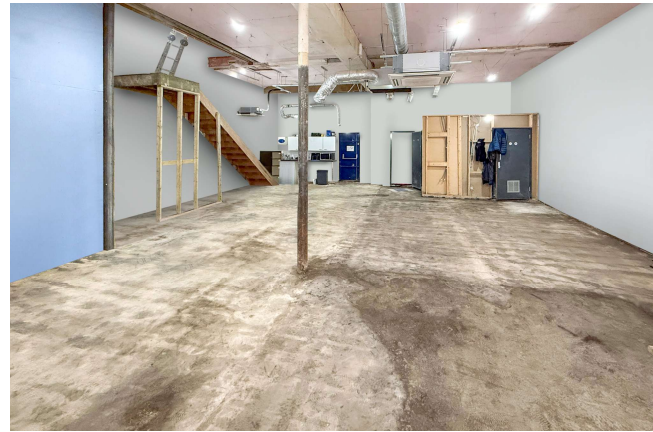
RETAIL / RESTAURANT /
BAR / OFFICE

1,120 Sq Ft
(104 Sq M)

RENT: £25,000 PER ANNUM

Refurbished Double Fronted Town Centre Class E Premises To Let

- + *** COMING SOON ***
- + Situated in Heart of Worthing Town Centre with Nearby Occupiers Including Cafe Nero, TG Jones, Iceland, Starbucks, Robert Dyas & H&M
- + Under Refurbishment - New Shopfront To Be Installed (subject to planning)
- + Suit Variety of Commercial Uses - Retail, Restaurant, Bar etc
- + Presented in Shell & Core Condition
- + New Lease Terms Available
- + Viewing Highly Recommended



Location

Worthing with a population in excess of 100,000 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. Worthing is famed for its pier and promenade and both are within 100 yards of the subject property which is situated along South Street in the heart of the town centre. South Street is known for its versatile choice of independent & national retailers, drinking establishments and eateries. Directly opposite the subject property is Montague Street where major retailers such as Boots, Marks & Spencer, H&M and the new Pret A Manger are situated. Worthing mainline railway station with its regular service along the south coast and north to London (journey time of 1 hour and 25 minutes) is located one mile to the north of the property whilst the town's major bus route is 50 yards from the property.

Description

A rare opportunity to lease a refurbished to shell and core condition a ground floor retail premises (with Class E planning consent) in the heart of Worthing Town Centre.

Historically the property has traded for many years in both the hospitality and retail sectors and would suit a variety of retail, office, restaurant/bar or leisure uses (subject to obtaining the required consents).

The property benefits from concrete flooring, newly installed air conditioning (not tested), three phase electricity, LED lighting and superb new entrance doors with bi-fold windows (subject to planning). The property is will be presented to a new Tenant in shell and core condition.

The property provides open plan retail space with rear kitchenette and WC. The property could be divided by an incoming Tenant if required to meet their business needs.

Accommodation

Floor / Name	SQ FT	SQM
Retal / Restaurant / Bar / Office	1,120	104
Total	1,120	104

Terms

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

Summary

- + **Rent** - £25,000 Per Annum Exclusive
- + **VAT** – Not To Be Charged
- + **Business Rates** - To be re-assessed once the conversion works to the upper floors have been completed. For further information or advice on Business Rates please contact Adur & Worthing Councils on 01903 221061.
- + **Legal Costs** – Each Party To Pay Their Own
- + **EPC** – C(65)
- + **AML** - In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction

Viewing & Further Information

Jon Justice

01903 251 600 / 07398 163 431
jon@justiceandco.co.uk

Ria Markwick

01903 251 600 / 07508 326 804
ria@justiceandco.co.uk

Isla Ford

01903 251 600 / 07376 074 045
isla@justiceandco.co.uk

307-309 Goring Road, Worthing, BN12 4NX
www.justiceandco.co.uk