



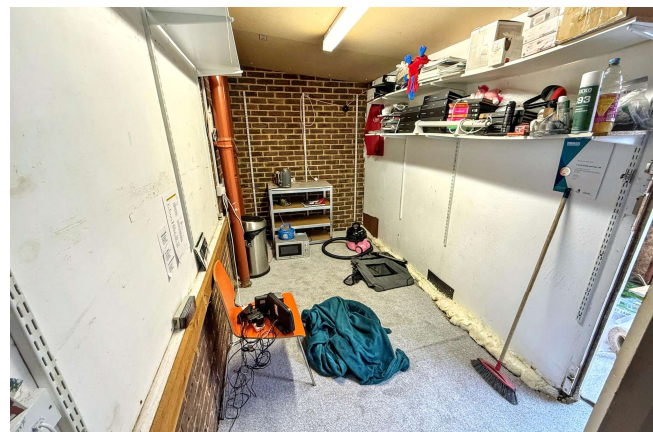
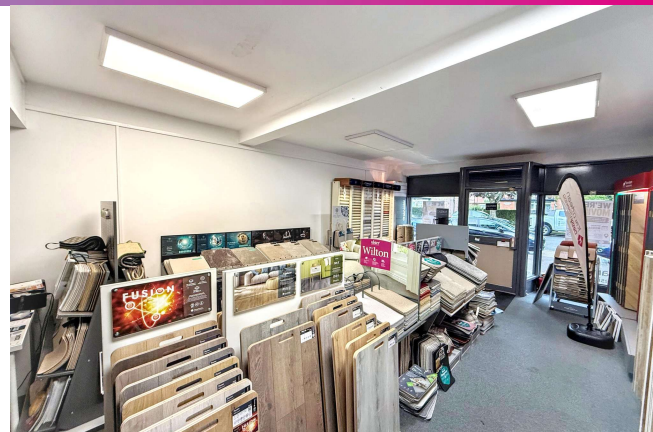
RETAIL / OFFICE

772 Sq Ft
(72 Sq M)

RENT: £13,000 PER ANNUM

Versatile Class E Premises on Popular Neighbourhood Shopping Parade To Let

- + Superbly Located Close to A259, A27 & A24 Trunk Road and Goring by Sea Railway Station
- + Close to All Local Amenities
- + Suit Variety of Commercial Businesses (stpc)
- + Non-Restricted Parking to Neighbouring Roads
- + Available on Brand New FR&I Lease
- + Nearby Occupiers Include Solicitors Practice, Estate Agents, Restaurant and Host of Independent Retailers & Office Occupiers



Location

Worthing itself is one of the largest towns in West Sussex having a population in excess of 100,000. The property is situated on a small neighbourhood shopping parade, less than 3 miles to the West of Worthing town centre. Other occupiers within the area include Tesco Express, Goring Food and Wines, Tides restaurant and a plethora of independent retailers and office occupiers. Goring by Sea railway station with its services to London and along the coast is situated 850 yds away whilst the popular beach and greensward is less than 0.25 mile to the South. Worthing is a popular seaside town located in between the cities of Brighton (13 miles East) and Chichester (18 miles West).

Description

Justice & Co are pleased to offer to the market this versatile Class E premises on a popular neighbourhood parade in the attractive area of Goring by Sea.

Accessed via a pedestrian ground floor entrance door, the property provides open plan retail/office space to front with small kitchenette, WC and office located at the rear. Externally there is further rear storage and access to a rear garden. The property benefits from superb 16ft window frontage, carpeted flooring, LED lighting, ample electrical points and with the additional benefit of a secure electronic shutter to front.

Whilst the property comes with no allocated parking this can be found in the front loading bay and in surrounding free streets on an unrestricted basis.

Accommodation

Floor / Name	SQ FT	SQM
Main Retail Area	495	46
Kitchen	24	2
Office	91	9
Garage	73	7
Store (Lean)	89	8
Total	772	72

Terms

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

Business Rates

According to the VOA (Valuation Office Agency) the property has a rateable value of £8,300. It is therefore felt that subject to tenant status that 100% small business relief maybe applicable and interested parties are asked to contact the local authority to confirm what assistance maybe applicable to their business.

Summary

- + **Rent** - £13,000 Per Annum Exclusive
- + **VAT** - Not To Be Charged
- + **Legal Costs** - Each Party To Pay Their Own
- + **EPC** - To Follow
- + **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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