



**SHW**

**MAKING  
PROPERTY  
WORK**  
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**TO LET**

**RETAIL PREMISES WITH E3 USE (RESTAURANT / BAR / LEISURE)**  
**1,071 SQ FT (99.5 SQ M)**  
**11 Warwick Street, Worthing, West Sussex, BN11 3DF**

**DESCRIPTION**

A rare opportunity to occupy an extremely well positioned, town centre retail premises in the heart of Worthing Town Centre suitable for a number of uses within Use Class E3, including retail, restaurant, bar and leisure.

**LOCATION**

The premises are situated on the north side of Warwick Street, a short distance from South Street/Chapel Road in the heart of the town centre. Warwick Street is known for its versatile mix of independent retailers, drinking establishments and eateries. Nearby occupiers include Pizza Express, ASK, Thieves Kitchen Public House, HSBC and Greggs.

**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Ground Floor	1,071	99.5

**AMENITIES**

- Suitable for majority of uses including retail, restaurant, bar & leisure
- South facing frontage
- Prominent position in Worthing's town centre
- Pedestrianised Warwick Street
- Nearby occupiers include Pizza Express, ASK, Thieves Kitchen Public House & Greggs

**RENT**

£25,000 PAX

**TENURE**

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed.

**RATES**

The current April 2023 Rateable Value of the property is £24,750.

**VAT**

VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

Each party is to be responsible for their own legal fees.

**EPC**

An EPC is being prepared and will be available shortly.



**VIEWINGS – 01903 229200**

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