



RETAIL / OFFICE

209 Sq Ft
(19 Sq M)

RENT: £9,000 PER ANNUM

Small Ground Floor
Class E Premises In
The Heart Popular
Seaside Town
Centre

- + Situated In The Heart Of Worthing, West Sussex
- + Nearby Occupiers Include B&M Bargains, Greggs, Subway, HSBC Bank & Peacocks
- + Open Plan Retail / Office Accommodation With Low Overheads
- + Suit Variety of Commercial Occupiers (stpc)
- + Available From September 2026
- + Available By Way Of A New Lease
- + Viewing Highly Recommended



Location

Worthing is a popular seaside town with a population in excess of 100,000 situated in between the cities of Brighton (13 miles east) and Chichester (18 miles west). The property is situated just off Chapel Road one of the main principal shopping streets within the Town with nearby occupiers including Greggs, Peacocks, Subway, KFC and a handful of major banks and building societies. The popular seafront and promenade is situated 850 yards to the south of the subject property whilst Worthing mainline railway station with its regular services along the south coast and north to London is situated approx. 1 mile to the north. The property is situated close to a popular bus route.

Description

An opportunity to lease a small retail / office premises in the heart of the town centre which has previously traded as a highly respected and much loved shoe repair shop & key cutters for over three decades. The premises would suit a similar use or a variety of other commercial uses subject to gaining the necessary planning consents.

Accessed via pedestrian door the property provides open plan retail / office accommodation with rear WC & store. The property benefits from a large double glazed window frontage, a mix of tiled & carpet flooring & LED strip lighting and is available to occupy from September 2026.

This is seen as an excellent opportunity for a new or expanding business to acquire commercial premises in a popular location with relatively low overheads and viewing is therefore highly recommended.

Accommodation

Floor / Name	SQ FT	SQM
Main Retail / Office	173	16
Rear Store	36	3
WC	Unmeasured	Unmeasured
Total	209	19

Terms

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

Business Rates

According to the VOA (Valuation Office Agency) the property has a rateable value of £6,900. It is therefore felt that subject to Tenant status, that 100% small business rates relief may be applicable. Interested parties are asked to make their own enquiries via Adur & Worthing Council.

Summary

- + **Rent** – £9,000 Per Annum Exclusive
- + **VAT** – Not To Be Charged
- + **EPC** – To Follow
- + **Legal Costs** – Each party to pay their own
- + **AML** - In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser and any beneficial owner together with evidence/ proof identifying the source of funds being relied upon to complete the transaction

Viewing & Further Information

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