



**RETAIL / OFFICE /
MEDICAL**

1,370 Sq Ft
(127 Sq M)

RENT £17,000 PER ANNUM

**Versatile Class E
Premises On
Prominent Town
Centre Corner With
Basement Storage
To Let**

- + Situated in Rowlands Road, Part of Worthing's West End
- + Suit Variety of Commercial Uses (STPC)
- + Situated In Amongst Variety of Independent Retailers, Eateries and Takeaway on Busy Thoroughfare to Worthing Town Centre
- + Presented in Good Condition Ready for Tenant Fit-Out
- + New Lease Terms Available From 1st February 2027
- + Viewing Highly Recommended



Location

Worthing is a popular seaside town situated to the West of Brighton (13 miles), East of Chichester (18 miles) and South of Horsham (20 miles) on the South coast with an estimated population in excess of 105,000. The subject property is located on the sought after Rowlands Road in Worthing's West End which is a busy thoroughfare to Worthing town centre with nearby occupiers including Co-op, Blend coffee shop and the Academy by Richard John. Worthing's popular seafront with its pier and promenade is located 500 yards to the South whilst the property is also situated on a popular bus route and Worthing mainline railway station with its regular services along the coast and North to London (journey time of 1hr 30mins) is located 1 mile to the North.

Description

The property comprises of a substantial ground floor retail/office premises with additional benefit of lower ground floor storage. Presented in good condition throughout this versatile Class-E premises provides a series of open plan retail areas at ground floor level with WC with internal stairs leading to a lower ground floor level suitable for ancillary storage. The property benefits from superb 30ft single glazed window frontage, traditional wooden flooring, ample electrical points, air conditioning (not tested) and a variety of pendant lighting. The property would suit a variety of commercial occupiers subject to obtaining any necessary changes in planning consent. This is seen as an excellent opportunity for a new or expanding business to take on a high street retail presence with minimal overheads and viewing is therefore highly recommended.

Accommodation

Floor / Name	SQ FT	SQM
Ground Floor Retail/Office Area	883	82
Basement Storage	487	45
Total	1,370	127



Floorplan



Summary

- + **Rent** - £17,000 Per Annum Exclusive
- + **VAT** – Not To Be Charged
- + **Legal Costs** – Each Party to Pay Their Own
- + **EPC** – C (64)
- + **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.

Terms

The property is available by way of a new affective FR&I lease for a minimum term of 3 years. A rent deposit will be required subject to tenant status.

Business Rates

According to the VOA (Valuation Office Agency) the property has a rateable value of £9,400 it is therefore felt that subject to tenant status that 100% small business rates relief maybe applicable. Interested parties are asked to contact Adur and Worthing Council's business rates department to ascertain what relief, if any, maybe applicable to their business.

Viewing & Further Information

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