



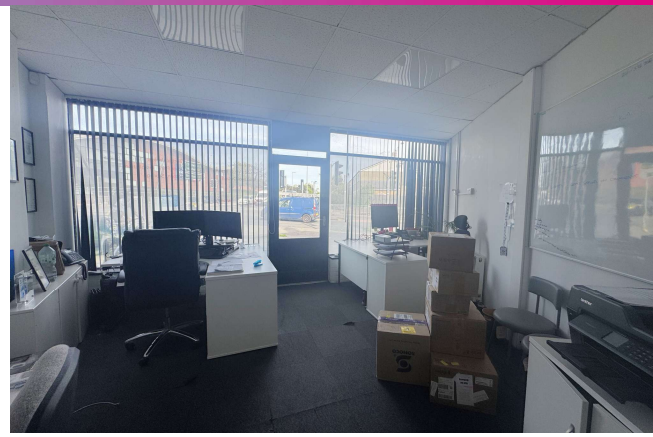
**RETAIL / OFFICE /
MEDICAL**

358 Sq Ft
(33 Sq M)

RENT: £7,750 PER ANNUM

Prominent Ground
& First Floor Retail /
Office Premises on
Busy A27 Trunk
Road

- + Situated on Busy A27 Road Opposite Lyons Farm Retail Park (Sainsburys, Boots, Furniture Village, Lidl and Currys)
- + Suit Variety of Commercial Uses (subject to obtaining any necessary planning consents)
- + Excellent Visibility
- + Ground & First Floor Accommodation
- + New Lease Terms Available
- + Ready For Immediate Fit Out
- + Viewing Highly Recommended



Location

The property is situated within a neighbourhood shopping parade known as "Downlands Corner" on the busy A27 trunk road on the outskirts of Worthing. The parade contains a mixture of retail and office occupiers and is situated opposite the popular Lyons Farm Retail Park which plays host to Sainsburys, Boots, Currys, B&Q and many other national occupiers. The town centre of Worthing is located approx 2 miles to the south whilst the property is on a popular bus route into the town. Worthing is a popular seaside town with a population in excess of 100,000 and is situated in between the cities of Brighton (13 miles east) and Chichester (18 miles west).

Description

The premises comprise of a ground and first floor retail / office premises, situated mid terrace on a prominent parade on the outskirts of Worthing Town Centre.

The property has a front ground floor sales with small kitchenette and WC with internal stairs leading to further office / storage area at first floor. The property narrows at the rear but benefits from excellent 19ft window frontage, suspended ceiling with LED lighting, gas central heating (not tested), security alarm (not tested) ample electrical points and carpeting throughout.

Externally whilst there is no allocated parking with the property there is unrestricted and unallocated parking to front and in neighbouring residential streets.

This is seen as an excellent opportunity to acquire commercial premises with relatively low overheads and viewing is therefore highly recommended.

Accommodation

Ground Floor	SQ FT	SQM
Retail / Office Area	205	19
WC	-	-
First Floor		
Office	153	14
Total	358	33

Terms

The property is available by way of a new effective 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 £4,700. Interested parties are therefore likely to be eligible for 100% small business rates relief. Parties are asked to contact Adur & Worthing Council to confirm what relief is applicable to their business.

Summary

- + **Rent** - £7,750 Per Annum Exclusive
- + **VAT** - Not To Be Charged
- + **Legal Costs** - Each Party To Pay Their Own
- + **EPC** - C(54)
- + **AML** - In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant 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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