



**RETAIL / OFFICE /
MEDICAL**

697 Sq Ft
(65 Sq M)

RENT: £17,500 PER ANNUM

Former Cafe / Wine Bar (Class E) Premises on Popular A24 Trunk Road To Let

- + Situated on Popular A24 Findon Road
- + Nearby Occupiers Include Tesco Express, M&S Food, Betfred & The Post Office
- + Established Use as Former Coffee Shop / Wine Bar - Suit Similar, Although Other Commercial Uses Considered (stpc)
- + New Lease Terms Available
- + Ready For Immediate Tenant Fit Out
- + Rare Opportunity
- + Viewing Highly Recommended



Location

Findon Valley is a well established residential district situated 4 miles to the north of Worthing Town Centre. Situated within an extensive neighbourhood shopping parade which provides local retail services with occupiers including Tesco Express, Post Office, Betfred and a whole host of independent retailers, office occupiers and take away outlets. The parade benefits from free restricted parking immediately to the front with additional parking in the layby adjoining the A24 Findon Road. Worthing is a popular seaside town situated on the southcoast of England approx 13 miles to the west of Brighton and 18 miles to the east of the cathedral city of Chichester.

Description

A rare opportunity to lease a former cafe / wine bar premises situated within a popular neighbourhood shopping parade located in the popular village of Findon just to the north of Worthing in West Sussex.

The property is arranged over ground floor, comprising of a front retail sales area with separate WC and kitchen. At the rear of the property is an enclosed lean to providing further storage accommodation. The shop is ready for the ingoing tenant to carry out their very own fit out however it already benefits from a variety of floor coverings throughout, ample electrical points, pendant and spot lighting and upvc double glazing.

The property currently has Class E planning use, however it is felt that the property may be suitable for a variety of other commercial uses subject to obtaining any necessary planning consents. Interested parties asked to make their own enquires direct to the local authority.

Accommodation

Floor / Name	SQ FT	SQM
Retail Area	488	46
Kitchen	48	4
Lean To Storage	161	15
Total	694	65

Terms

The property is available by way of a new 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 £10,500. It is therefore felt that subject to Tenant status that 100% small business rates relief may be applicable. Interested parties are asked to contact Adur & Worthing Council directly to ascertain what assistance may be applicable to their business.

Summary

- + **Rent** - £17,500 Per Annum Exclusive
- + **VAT** - Not To Be Charged
- + **Legal Costs** - Each Party To Pay Their Own
- + **EPC** - B(36)
- + **AML** - In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or 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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