

TO LET

**EXPRESSIONS OF
INTEREST INVITED**



Computer-generated image:
South Steet frontage

Brand New Retail & Leisure Opportunities

**within Landmark Worthing Town Centre
Development incorporating 83 New Apartments**

Two retail units and one leisure premises presented in shell and core condition ready for tenant fit out

Available as a whole **(dividing walls not yet constructed)** or individually, to suit occupier requirements

Suit variety of commercial uses (STPC)
New lease terms available, with occupation from April 2027

Debenaire, South Street, Worthing, West Sussex BN11 3AA | Rent on application

ALL ENQUIRIES
THROUGH
SOLE AGENTS



**JUSTICE
& Co** COMMERCIAL
PROPERTY
SPECIALISTS

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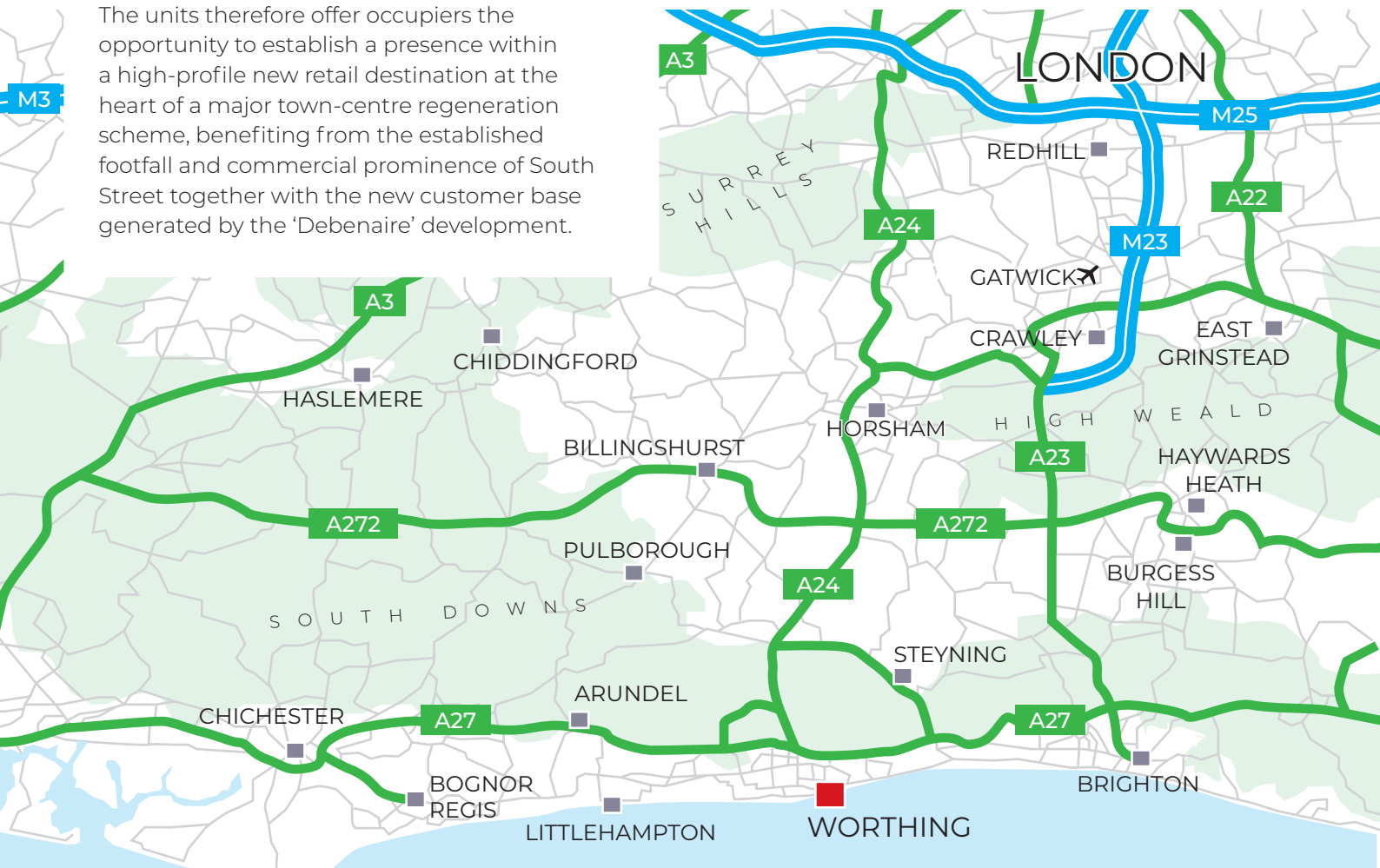
Location

The new retail and leisure units form an integral part of 'Debenaire', an exciting new mixed-use development in the heart of Worthing town centre occupying the prominent former Debenhams site, which incorporates 83 brand new residential apartments.

South Street connects directly with Worthing's principal shopping and leisure areas, with the wider town centre providing a strong mix of national retailers, independent businesses, cafés, restaurants and professional occupiers.

Worthing is strategically positioned on the West Sussex coast, approximately 13 miles west of the city of Brighton, 18 miles east of Chichester and approximately 17 miles south of Horsham, providing an extensive catchment across the wider coastal and West Sussex area. The town benefits from excellent road and rail connectivity, with direct rail services along the south coast and north to London and convenient access to the A27 and A24, linking Worthing with Brighton, Chichester and the wider regional road network.

The units therefore offer occupiers the opportunity to establish a presence within a high-profile new retail destination at the heart of a major town-centre regeneration scheme, benefiting from the established footfall and commercial prominence of South Street together with the new customer base generated by the 'Debenaire' development.



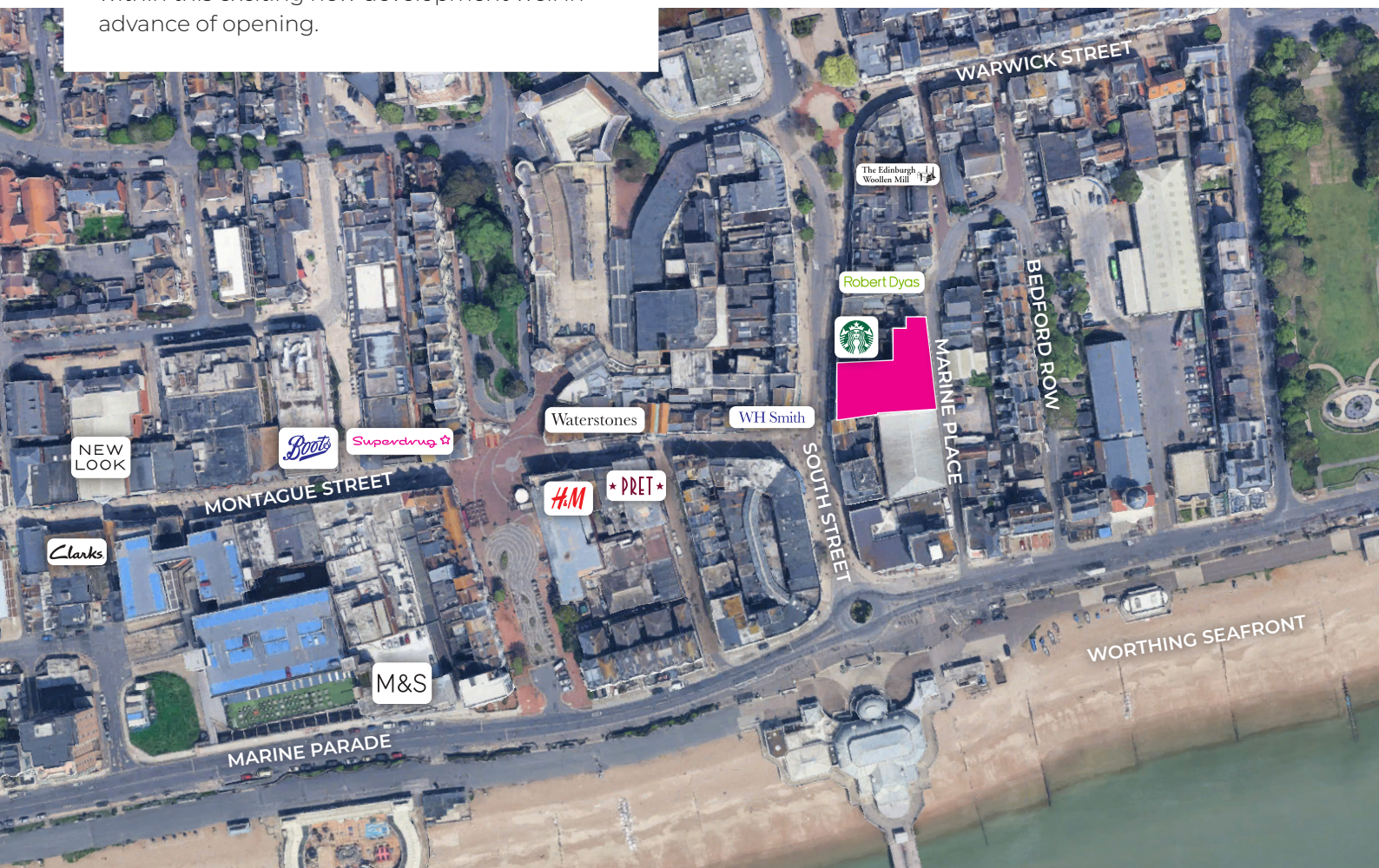
Description

An exciting opportunity to acquire up to two new ground floor retail units, together with a dedicated ground floor leisure unit suitable for gym or fitness use, forming part of the landmark 'Debenaire' development in the heart of Worthing.

The units are available individually or, subject to configuration, can be combined to create larger commercial accommodation to suit occupier requirements. Each unit will be offered in shell and core condition, providing prospective occupiers with a flexible blank canvas ready for their own bespoke fit-out and branding.

The accommodation will be suitable for a range of retail, leisure and commercial operators, with the gym/leisure unit providing an excellent opportunity for a fitness, wellness or complementary leisure operator with access directly off South Street.

Practical completion and availability is anticipated from April 2027, providing occupiers with the opportunity to secure accommodation within this exciting new development well in advance of opening.



Further Information

Accommodation

The units have the following approximate floor areas:

Unit	Floor	Use	Sq ft	Sq m
1	Ground	Retail	2,788	259
2	Ground	Retail	1,572	146
3	Ground	Leisure	2,045	190
	First	Leisure	2,217	206
TOTAL AREA			8,622	801

Planning

Planning was granted under application number AWDM/1906/22 for the redevelopment of the former Debenhams building to include three Class E commercial spaces. Interested parties are asked to verify this information by speaking with Adur & Worthing Councils directly.

Terms

The units are available either individually or combined on new effective FR&I Lease terms which are to be negotiated and agreed.

Rent & VAT

Upon application. VAT is to be charged on the quoting terms.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Anti-Money Laundering

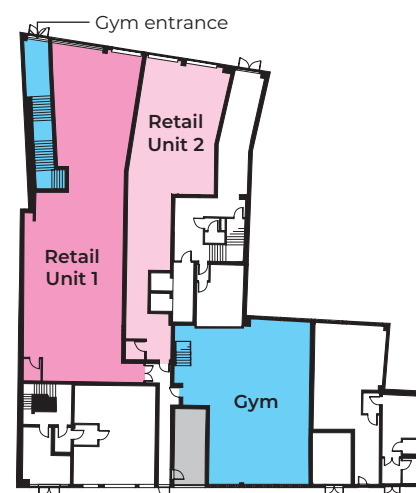
In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

EPCs

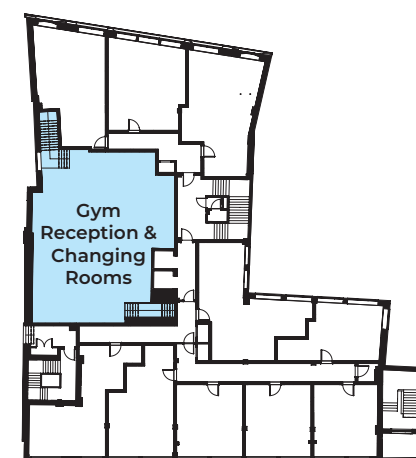
An Energy Performance Certificate (EPC) will be commissioned for each commercial unit following completion of the construction works. The EPC will be prepared once the building and relevant services have been installed and commissioned, ensuring that the assessment reflects the completed specification of the premises. The resulting EPC rating and certificate will be made available to prospective occupiers upon completion and prior to occupation, as appropriate.

Floorplans

Ground Floor



First Floor



Key:

- Retail Unit 1
- Retail Unit 2
- Gym Ground Floor
- Gym First Floor
- Refuse & Cycle Store

Viewing

Strictly by appointment via sole agents

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