



OFFICE / RETAIL

697 Sq Ft
(65 Sq M)

RENT: £10,000 PER ANNUM

Self Contained Class E Commercial Building with Excellent Roadside Visibility

- + Situated on Popular Junction of Stone Lane and Salvington Road on outskirts of Worthing
- + Superb Transport Links to A24 and A27 Roads
- + Available by Way of New FR&I Lease
- + Versatile Commercial Accommodation
- + Suit a Variety of Commercial Uses (stpc)
- + Available for Immediate Occupation
- + 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 at the junction of Stone Lane and Salvington Road within the popular Salvington district of Worthing. Situated approx 2 miles to the north of Worthing Town Centre and close to other secondary parades in Broadwater and Tarring other occupiers in the locality include William Hill, The Co-operative, takeaways, office occupiers and a public house. The A24 & A27 trunk roads are accessible within minutes whilst West Worthing railway station with its regular services along the coast and north to London (journey time of 1 hour and 30 minutes) is located 1.5 miles to the south.

Description

The property comprises of a distinctive self contained single storey building beneath a combination of pitched and glazed roofing. The building is approached via a gravel forecourt.

Internally, the accommodation offers a versatile and flexible space suitable for a variety of commercial uses, subject to obtaining necessary consents. Benefitting from two open planned retail spaces, an office, and an additional storage/warehouse. Consisting of carpeted flooring throughout, downlights and ample plug sockets.

To the front of the property is a private forecourt area which subject to planning or any licences could suit off road parking. Benefitting from a prominent corner position, providing excellent roadside visibility. This property offers a rare opportunity to acquire a characterful commercial building with fantastic accessibility.

Accommodation

Floor / Name	SQ FT	SQM
Main Retail	292	27
Secondary Retail	84	8
Hallway	56	5
Office	128	11
Storage	137	12
Total	697	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 £2,475. 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 Councils to ascertain what relief may be applicable to their business.

Summary

Rent – £10,000 Per Annum Exclusive

VAT – Not To Be Charged

Legal Costs – Each party to pay their own.

EPC – C(63)

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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