



RETAIL / OFFICE

565 Sq Ft
(52 St M)

RENT: £9,950 PER ANNUM

Town Centre Class E Premises To Let Suitable For A Variety Of Commercial Uses (stpc)

- + Situated in Rowlands Road, Part of Worthing's 'West End'
- + Available For Immediate Occupation (if required)
- + New Lease Terms
- + Open Plan Retail / Office Accommodation
- + Situated Amongst Variety of Independent Retailers, Eateries and Take-Aways on Busy Throughfare to Worthing Town Centre
- + 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. Rowlands Road is a busy thoroughfare to Worthing town centre with nearby occupiers including Co-Op, Charles Dickens public house, The Academy by Richard John and a variety of independent retail and office occupiers. Worthing seafront with its iconic pier and promenade is located 500 yards to the South. The property is situated on a popular bus route whilst Worthing mainline railway station, with its regular services along the coast and North to London (journey time 1hr 30 mins) is located 1 mile North.

Description

The property comprises of a ground floor lock-up retail/office premise situated within a popular parade on the outskirts of Worthing town centre. Private front door leads to open plan retail/office accommodation with the property benefitting from spot lighting, wooden flooring, ample electric and data sockets, burglar alarm (not tested) 15ft single glazed window frontage. 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 town centre retail/office presence with minimal overheads and viewing is therefore highly recommended.

Accommodation

Floor / Name	SQ FT	SQM
Main Retail Area	427	40
Store	138	12
Total	565	52

Terms

The property is available by way of a new Full Repairing and Insuring Lease for a minimum term of 3 years. A rent deposit will be required subject to status.

Business Rates

According to the VOA (Valuation Office Agency) the property has a rateable value of £8,500. 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 Councils business rates department to ascertain what relief, if any, maybe applicable to their business.

Summary

- + **Rent** – £9,950 Per Annum Exclusive
- + **VAT** – Not To Be Charged
- + **Legal Costs** – Each Party To Pay Their Own
- + **EPC** – TBC
- + **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.

Viewing & Further Information

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