



**RETAIL / BAR /
RESTAURANT**

1,258 Sq Ft
(117 Sq M)

RENT: £25,000 PER ANNUM

Superbly Located Seafront Bar / Restaurant Premises with Outside Seating To Let

- + Situated on Marine Parade, Directly Opposite Worthing Promenade and Pier
- + Nearby Occupiers Include Costa Coffee, Marks and Spencer, H&M and Nandos
- + Refurbished in 2024 to a High Standard.
- + Ready For Immediate Occupation
- + Potential to Expand Covers, Drinks and Food Offerings
- + New Lease Terms Available
- + Viewing Highly Recommended



Location

Worthing with a population of 100,000 is a popular seaside town located in between Brighton (13 miles east) and Chichester (18 miles west) on the south coast of England. Worthing is famed for its pier and promenade and both are directly opposite the property which is situated in Marine Parade in the heart of the town centre. Marine Parade is known for its versatile choice of independent and national bars and restaurants whilst a short walk away is Montague Street, home to a plethora of national and independent retailers and further eateries. Worthing mainline railway station with its service along the south coast and north to London (journey time of 1 hour and 25 minutes) is located one mile to the north of the property, whilst the property sits on the major bus route.

Description

Justice & Co are delighted to offer to the market this superbly located Bar/Restaurant premises situated in a prominent position opposite along Marine Parade directly opposite Worthing's popular Pier and Promenade in the heart of the town centre.

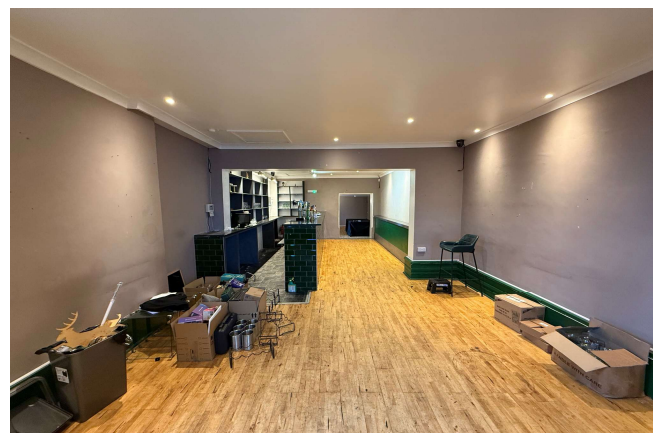
The bar/restaurant was refurbished in 2024 to a high standard to include, laminate flooring, ample electrical sockets, spot lighting and a bespoke fully fitted bar servery area with inbuilt sink.

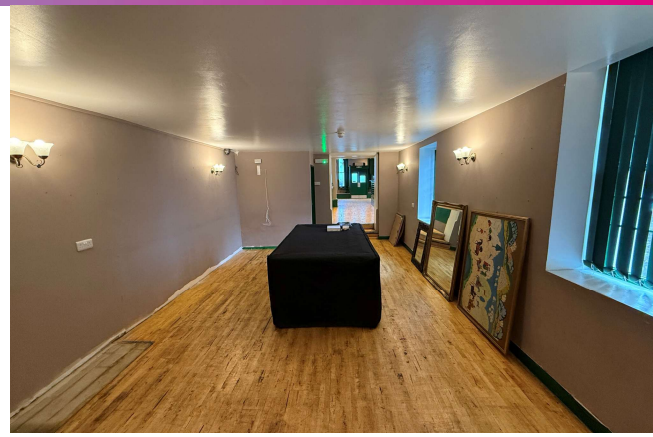
Currently the premises has standing capacity for 120 internally with a further 20 covers externally although it is felt this could be increased if required. The property has superb natural daylight supplied via its impressive window frontage and the ground floor accommodation provides a large open planned restaurant / bar area with bar located to front. At the rear is a small games area which could be utilised as further retail space if required.

The property also has a commercial kitchen with further storage and customer male, female and disabled WCs.

Internal stairs lead to a basement where there is a stock room and storage area.

This is seen as a potential turn key opportunity with immediate occupation if required and viewing is therefore highly recommended.





Accommodation

Floor / Name	SQ FT	SQM
Front Sales Area / Seating Area	275	25
Bar Area	216	20
Games Room / Seating Area	317	30
Office / Store	47	4
Kitchen	77	7
Basement	326	31
Total	1,258	117

Floor Plan



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 rateable value is £11,700. 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 directly to ascertain what relief may be applicable to their business.

Summary

- + **Rent** - £25,000 Per Annum Exclusive
- + **VAT** - To Be Charged
- + **Legal Costs** - Each Party To Pay Their Own
- + **EPC** - B(35)
- + **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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