



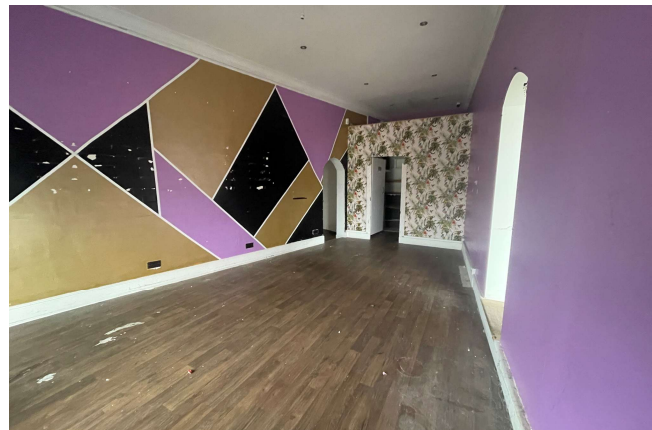
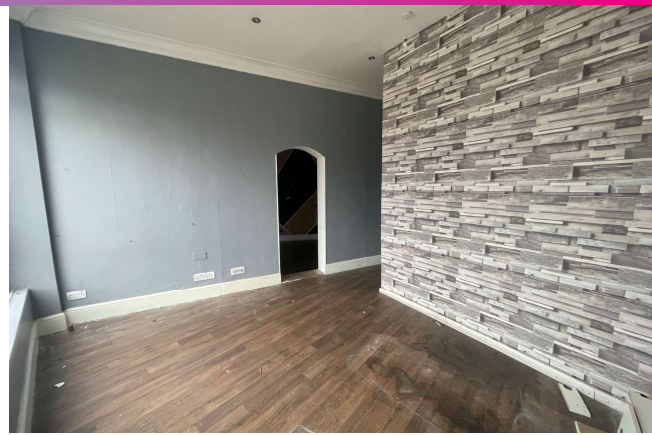
OFFICE / RETAIL

440 Sq Ft
(40 Sq M)

RENT: £8,250 PER ANNUM

Ground Floor Office / Retail Premises (Class E) in Worthing Town Centre

- + Situated on Chapel Road, Worthing At Entrance To Town Centre
- + Nearby Occupiers Include Waitrose, Lidl, Worthing Theatres and Dreams Bedding Centre
- + Suit Variety of Commercial Uses (stpc)
- + New Flexible Lease Terms
- + Low Overheads - 100% Small Business Rates Relief Applicable (subject to tenant status)
- + Viewing Highly Recommended



Location

The property is situated on the popular Chapel Road, close to the town's brand new NHS Community Hub, Town Hall and Public Library in the heart of Worthing town centre. The street is one of the main thoroughfares into the town and is close to all local amenities and principle shops including Tesco Express, B&M Bargains, Greggs, KFC and all major Banks and Building Societies. Worthing is a popular seaside town with a population in excess of 105,000 and is located between the cities of Brighton (13 miles east) and Chichester (18 miles west). The property is situated on a popular bus route approximately a quarter of a mile to the south of Central Worthing mainline railway station, where regular services run along the south coast and north to London with a journey time of 1 hour and 25 minutes. Worthing also benefits from superb road links with the A27 and A24 located to the north and the A259 coast road less than half a mile to the south.

Description

This property comprises of a double fronted ground floor lock up retail / office premises. Benefiting from lino flooring, spot lighting, large window frontage & ample electrical points. At the rear of the property is a small WC area and kitchenette. The property has previously traded as a beauty salon for many years but would suit other commercial uses subject to gaining the necessary planning consents. The property does not come with allocated parking however there is nearby on street parking and multi-storey car parks which offer discounts to people working within the town centre.

This is seen as an ideal opportunity for a new or expanding business to take on commercial premises in a town centre location with relatively low overheads.

Accommodation

Floor / Name	SQ FT	SQM
88 Chapel Road	209	19
Rear Store	35	3
88a Chapel Road	120	11
Office / Store	40	3
Kitchenette	36	3
Total	440	40

Terms

The property is available by way of an effective FR&I Lease with terms to be negotiated & agreed.

Business Rates

According to the VOA (Valuation Office Agency) the property has a rateable value of £7,600. It is therefore felt that subject to Tenant status, that 100% small business rates relief may be applicable.

Summary

- + **Rent** – £8,250 Per Annum Exclusive
- + **VAT** – Not To Be Charged
- + **Legal Costs** – Each party to pay their own
- + **EPC** – D(98)
- + **AML** - In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser 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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