



MAKING
PROPERTY
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TO LET

RETURN FRONTAGE – E-CLASS PREMISES – 2,283 SQ FT (212.06 SQ M)

Bank House, Southwick Square, West Sussex, BN42 4FH

DESCRIPTION

The former Barclays Bank comprises of large ground floor sales and basement area. The premises receives good natural light from the large windows and is suitable for a variety of occupiers who would take advantage of the open ground floor configuration and prominent return frontage.

Potential for alterations to the frontage and pavement license, subject to the necessary premissons with the local authority.

LOCATION

The property is situated in a prominent corner position at the top of the busy Southwick Square, near Southwick Green and the local community centre. Pay and display parking is conveniently located to the rear of the building with access directly from the property to the car park. The mainline railway station is 0.3 miles from the property and provides regular services to Brighton and London. Nearby occupiers include, CO OP, WHSmith, Dogs Trust, Kamsons Pharmacy and various independent retailers.

SOUTHWICK SQUARE REGENERATION

Southwick Square is undergoing a substantial regeneration of the pedestrian area to provide a more welcome enviroment for local residence and shoppers.

Further information can be found on the local authroity website here: [News - Adur & Worthing Councils \(adur-worthing.gov.uk\)](https://www.adur-worthing.gov.uk)

ACCOMMODATION

	SQ FT	SQ M
Ground floor sales area	1,800	167.22
Basement area	502	46.64
TOTAL	2,302	213.86

AMENITIES / OPPORTUNITY

- Prominent corner position
- Large open plan sales area
- Next to the regeneration of Southwick Square with practicle completion estimated Q3 2023
- Nearby occupiers include, CO OP, WHSmith, Dogs Trust, Kamsons Pharmacy and various independent retailers.

RENT

A new full repairing and insuring lease is available at a commencing rental of £30,000 Per annum exclusive, subject to rent reviews at approriate intervals.

RATES

Effective April 2023 the rateable value is £18,750.

VAT

VAT may be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

An EPC is being prepared and will be available shortly.



Artists impression of the Southwick Square redevelopment.

VIEWINGS – 01273 876200

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