



SHW

**MAKING
PROPERTY
WORK**
SHW.CO.UK

LAHAM

barbers Ghods

'A friendly, family bar'

Opening Times
Monday 8.30 - 4.30
Tuesday 8.30 - 4.30
Wednesday 8.30 - 4.30
Thursday 8.30 - 4.30
Friday 8.30 - 4.30
Saturday 8.30 - 4.30
Sunday 11.00 - 4.00

Ghods
**LADIES
HAIRCUTS**

LAHAM
THE FUSION CUISINE

LAHAM
THE FUSION CUISINE

TO LET

RETAIL PREMISES WITH E3 USE (RESTAURANT / BAR / LEISURE)
1,071 SQ FT (99.5 SQ M)
11 Warwick Street, Worthing, West Sussex, BN11 3DF

DESCRIPTION

A rare opportunity to occupy an extremely well positioned, town centre retail premises in the heart of Worthing Town Centre suitable for a number of uses within Use Class E3, including retail, restaurant, bar and leisure.

LOCATION

The premises are situated on the north side of Warwick Street, a short distance from South Street/Chapel Road in the heart of the town centre. Warwick Street is known for its versatile mix of independent retailers, drinking establishments and eateries. Nearby occupiers include Pizza Express, ASK, Thieves Kitchen Public House, HSBC and Greggs.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor	1,071	99.5

AMENITIES

- Suitable for majority of uses including retail, restaurant, bar & leisure
- South facing frontage
- Prominent position in Worthing's town centre
- Pedestrianised Warwick Street
- Nearby occupiers include Pizza Express, ASK, Thieves Kitchen Public House & Greggs

RENT

£25,000 PAX

TENURE

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed.

RATES

The current April 2023 Rateable Value of the property is £24,750.

VAT

VAT will not be chargeable on the terms agreed.

LEGAL COSTS

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

EPC

An EPC is being prepared and will be available shortly.



VIEWINGS – 01903 229200

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