



**RETAIL / OFFICE /
LEISURE**

1,152 Sq Ft
(107 Sq M)

RENT: £13,250 Per Annum

Highly Visible Newly Converted Retail (Class E) Premises To Let

- + Situated Opposite West Worthing Railway Station on Busy Crossroads
- + Suit Variety of Commercial Uses (stpc)
- + Newly Converted To Include a Brand New 16ft Double Glazed Window Frontage
- + Ready For Occupation in January 2024
- + New Lease Terms To Be Negotiated & Agreed
- + Open Plan Accommodation, Rear WC, Suspended Ceiling with Inset Lighting & Ample Electrical Points



Location

Worthing is a popular seaside town with a population in excess of 100,000 located in between the cities of Brighton (13 miles east) and Chichester (19 miles west). This prominent property, which until recently traded as a bedding and furniture business is situated on Tarring Road close to the corner of Downview Road and Tarring Road opposite West Worthing mainline railway station where regular services along the southcoast and north to London can be located. The main town centre with its array of shops, eateries and popular pier and promenade is located just over 1 mile to the south. Tarring Road is a busy secondary shopping parade home to a number of independent retailers, offices and take away outlets.

Description

An excellent opportunity to lease a prominent ground floor open plan retail / leisure / office premises which will be presented in excellent condition ready for an occupiers immediate fit out in January 2024. The property will benefit from new 16ft double glazed window frontage (door position to be agreed) and therefore provides excellent versatile layout opportunities. The property benefits from suspended ceiling with inset LED lighting, single phase electricity, part laminate / part vinyl flooring and has a small WC located at the rear. A Tenant could install a small kitchenette at the rear if required. To the rear of the property is a shared bin store.

Please note this shop cannot be used for the sale of carpets or flooring.

Accommodation

Floor / Name	SQ FT	SQM
Front Sales Area	530	50
Rear Sales Area	622	57
Total	1,152	107

Terms

The property is available by way of a new FR&I Lease with terms to be negotiated and agreed.

Business Rates

Using the VOA (Valuation Office Agency) website we have estimated the Rateable Value to be £8,500. The Landlord is to arrange for the property to be revalued once the separation and refurbishment works have been concluded. Interested parties are asked to contact Adur & Worthing Borough Councils rates department on 01903 221061 to ascertain what, if any, small business rates relief may be applicable to their business.

Summary

- + **Rent** - £13,250 Per Annum Exclusive
- + **VAT** – Not To Be Charged
- + **Legal Costs** – Each Party To Pay Their Own
- + **EPC** – C(61)

Viewing & Further Information

Jon Justice

01903 251 600 / 07398 163 431
jon@justiceandco.co.uk

Sarah Justice

01903 251 600 / 07852 137 309
sarah@justiceandco.co.uk

Chelsea Adams

01903 251 600 / 07508 326 804
chelsea@justiceandco.co.uk

307 Goring Road, Worthing, BN12 4NX
www.justiceandco.co.uk