



RETAIL

952 Sq Ft
(88 Sq M)

RENT: £22,000 PER ANNUM

Substantial Ground
Floor Class E
Premises with
Allocated Parking in
Popular Parade To
Let

- + Situated on Popular Goring Road in Worthing, West Sussex
- + Nearby Occupiers Include Costa Coffee, Vision Express, Card Factory, Iceland & Co-Op
- + Refurbished To A High Standard in 2019
- + Suit Variety of Commercial Uses (stpc)
- + Brand New FR&I Lease Available
- + Two Allocated Parking Spaces in Rear Car Park
- + Viewing Highly Recommended



Location

The property is situated in the heart of the popular Goring Road shopping district approximately 1.5 miles to the east of Worthing town centre. The popular beach and promenade are within a 5 minute walk of the property. Nearby occupiers include Boots, Tesco Express, Iceland, Card Factory and Costa Coffee. Worthing is a popular seaside town on situated between the cities of Brighton & Hove (13 miles east) and the cathedral city of Chichester (18 miles to the west). Worthing benefits from three mainline railway stations all with regular services along the southcoast and north to London. The nearest station to the subject property is at West Worthing which is 1 mile to the north.

Description

Justice & Co are delighted to offer to the market this substantial ground floor retail premises situated within the popular Goring Road shopping parade.

The premises comprise of a large ground floor, open plan, office / retail premises which is available from December 2026 via a new lease. The premises have been well maintained and present in good decorative condition and include suspended ceiling with LED lighting, 12ft window frontage, slat walling, ample electrical sockets, burglar alarm (not tested), carpet tile flooring and air conditioning (not tested). At the rear of the open plan retail area there is a small office / store area with kitchenette and WC facility. The property would suit a variety of commercial uses in the retail and office sectors.

Externally at the rear there are 2 allocated parking spaces in the car park.

Accommodation

Floor / Name	SQ FT	SQM
Main Retail Area	858	80
Store / Kitchen / Office	94	8
Total	952	88

Terms

The property is available by way of a new FR&I Lease from December 2026. Further details available upon request.

Business Rates

According to the VOA (Valuation Office Agency) the property has a Rateable Value of £16,500. Interested parties may be eligible for 100% small business rates relief. Interested parties are asked to verify this information with Worthing & Adur Councils.

Summary

- + **Rent** - £22,000 Per Annum Exclusive
- + **VAT** - To Be Charged
- + **Service Charge** - £5,400 Per Annum
- + **Legal Costs** - Each Party To Pay Their Own
- + **EPC** - C(55)
- + **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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