



8 Coronation Buildings
Brougham Road, Worthing, West Sussex, BN11 2NW

TO LET

Worthing - Class E Unit in an
Established Parade
595 sq ft / 55.28 sq m

Key Features:

- Self contained access
- Within a 10 minute walk of East Worthing Station and the seafront
- Situated in a busy pedestrian & vehicular thoroughfare
- New lease available
- Rent £10,000 per annum
- Available immediately





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Location

The property is located on Brougham Road in a mixed commercial parade and residential area. Nearby occupiers are Premier Stores, Cheeky Smoke, East Worthing Pharmacy and a Ford and Nissan car showroom.

Description

Worthing - Class E Unit in an Established Parade

Accommodation

The premises are arranged over the ground floor of a two storey building.

We have measured the existing accommodation to have the following approximate net internal floor area: 55.31 sq m (595) sq ft)

EPC

We understand the property has an EPC rating of D (83).

Planning

We understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020. Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The property is available to let by way of a new effective full repairing and insuring lease for a term to be agreed at a commencing rent of £10,000 p.a. exclusive of rates, building insurance, service charge, heating, lighting, etc.

Business Rates

Rateable Value (2026): £10,500

Occupiers will pay approximately 38% of this per annum.

VAT

Rents and prices are quoted exclusive but may be subject to VAT.

Legal Fees

Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

27 February 2026

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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www.flude.com



Flude
PROPERTY CONSULTANTS





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GOAD Map



For identification purposes only.