

Former Goring Little Fishes Pre-School,  
Barrington Road, Worthing, West Sussex,  
BN12 4EA



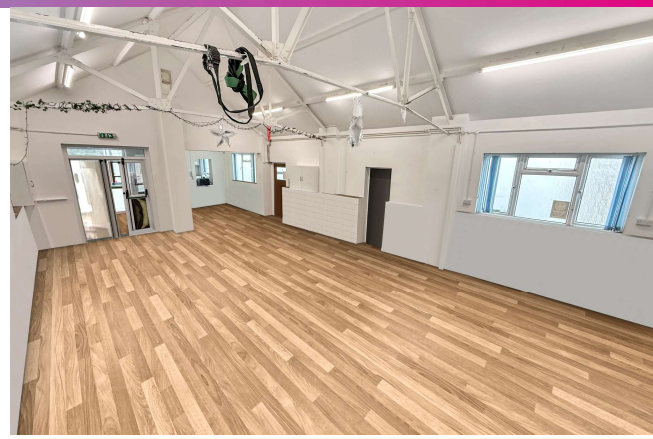
**DAY NURSERY /  
CHILDCARE FACILITY**

1,534 Sq Ft  
(142 Sq M)

**RENT: £23,000 PER ANNUM**

Rare Opportunity  
To Lease Former  
Pre-School  
Premises in  
Popular West  
Sussex Town

- + Situated on Corner of Barrington Road & Shaftesbury Avenue in Worthing, West Sussex
- + Nearby Amenities Include Worthing Leisure Centre, Durrington-On-Sea Railway Station & The Strand Shopping Precinct
- + On-Site Parking Available (for up to 3 vehicles)
- + New IRI Lease Terms Available
- + Suit Variety Of Uses (stpc)
- + Rare Opportunity
- + **Block Viewings - Contact Agents For Next Available Time**



## Location

The property is located within the grounds of the United Reform Church on the corner of Shaftesbury Avenue and Barrington Road which is a well-connected commercial position in the heart of Durrington, a popular coastal suburb of Worthing in West Sussex. The area benefits from a strong local catchment, with a mix of established residential neighbourhoods and steady passing traffic linking to the nearby A259 coast road. Durrington-By-Sea railway station is a stones throw from the subject property and provides regular services along the South Coast and to London (journey time of 90 minutes). Nearby amenities include local convenience retailers, independent shops, cafés and professional services, creating an active neighbourhood environment. The location also enjoys proximity to the seafront and is approximately two miles west of Worthing town centre, making it an attractive setting for a range of residential and commercial occupiers.

## Description

Justice & Co are delighted to market this former pre-school premises situated at the rear of the site occupied by Goring United Reformed Church.

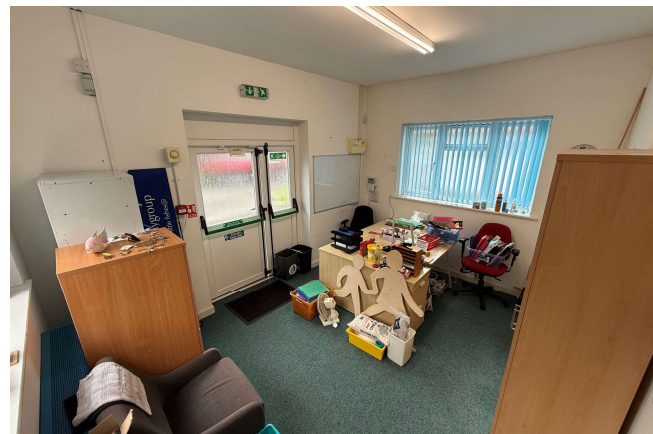
The property comprises of a detached single storey building of traditional brick construction which has been part rendered under a tile hung pitched roof. Access to the property is via sweeping in and out driveway with adequate parking facilities on-site.

To the front there is a small but adequate private office with a corridor leading to kitchen, utility room, staff WC/shower room and main hall/play space located at the rear. It should be noted there are childcare specific WC's located off the main area. The property benefits from double glazing throughout, a mix of laminate & carpeted flooring, ample electrical and data sockets, gas central heating (not tested) and burglar alarm. The property also has a secure entryphone system for added security.

Externally at the northern end of the property there is a small enclosed playground area fitted with rubber surfacing, part of which is covered by a plastic sheet roof.

## Planning

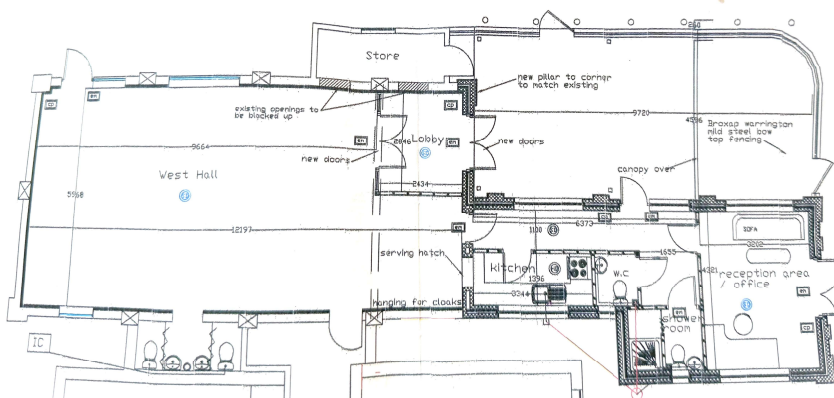
The property was constructed in the early 1950's and was originally utilised as a Church with associated schoolroom / play group. The property has been used for a similar use ever since and would suit similar. Interested parties are asked to make their own enquiries with the local planning authority prior to making an inspection to view.



## Accommodation

Floor / Name	SQ FT	SQM
Reception / Office	150	14
Utility Room	17	2
Cloakroom	97	9
Kitchen	45	4
Main Hall	625	58
Store	100	9
Playground	500	46
<b>Total</b>	<b>1,534</b>	<b>142</b>

## Floor Plan



**Not to scale. For indicative purposes only. Interested parties should rely on an internal inspection.**

## Terms

The property is available by way of a new internal and repairing and insuring lease to be granted outside the provisions of the 1954 Landlord & Tenant Act (Part II) as amended.

## Business Rates

The building is listed as a Church Hall and therefore no rates have historically been applied. Interested parties are asked to contact the local authority to confirm what relief (if any) is available to their business.

## Summary

- + **Rent** – £23,000 Per Annum Exclusive
- + **VAT** – Not To Be Charged
- + **Legal Costs** – Each Party To Pay Their Own
- + **EPC** – D(90)
- + **AML** - In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the Tenant and any beneficial owner together with evidence/ proof identifying the source of funds being relied upon to complete the transaction

## Viewing & Further Information

**Jon Justice**

01903 251 600 / 07398 163 431

[jon@justiceandco.co.uk](mailto:jon@justiceandco.co.uk)

**Ria Markwick**

01903 251 600 / 07508 326 804

[Ria@justiceandco.co.uk](mailto:Ria@justiceandco.co.uk)

**Isla Ford**

01903 251 600 / 07376 074 045

[isla@justiceandco.co.uk](mailto:isla@justiceandco.co.uk)

307 Goring Road, Worthing, BN12 4NX  
[www.justiceandco.co.uk](http://www.justiceandco.co.uk)