



SHW

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the last melon.

TO LET

RESTAURANT AND BAR – 4,413 SQ FT (410 SQ M)

6-8 New Street, Worthing, West Sussex, BN11 3TL

DESCRIPTION

The premises comprise a two-storey building currently trading as a bar and restaurant. There is a large open plan ground and first floor seating area. Externally there is a seating area at the front of the premises onto New Street. There is a fully fitted kitchen on the ground floor. The first floor also has a number of additional rooms and an office area.

LOCATION

Immediately south of Montague Street which is the main pedestrian thoroughfare and just 30 metres from the seafront and promenade.

LEASE SUMMARY

The lease is available by way of an assignment of a lease dated 22 September 2005 for a term of 25 years. The lease incorporates 5 yearly rent reviews.

ACCOMMODATION (GROSS INTERNAL AREA)

| | SQ FT | SQ M |
|--------------|--------------|------------|
| TOTAL | 4,413 | 410 |

AMENITIES

- WCs
- Fully fitted kitchen with extraction
- External seating area
- West facing
- Short distance from sea front and promenade
- Central location

PRICE

£125,000 for the benefit of the unexpired leasehold interest to include business goodwill, fixtures and fittings

RENT

£27,250 pax

RATES

The rateable value for this property is £25,000.

VAT

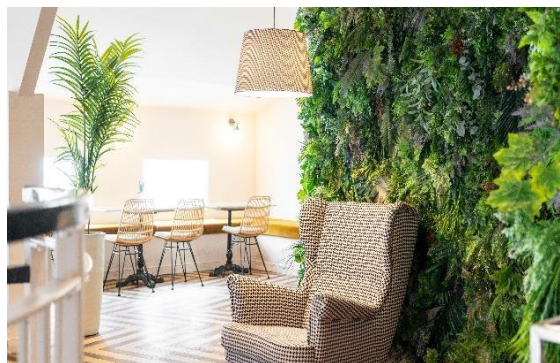
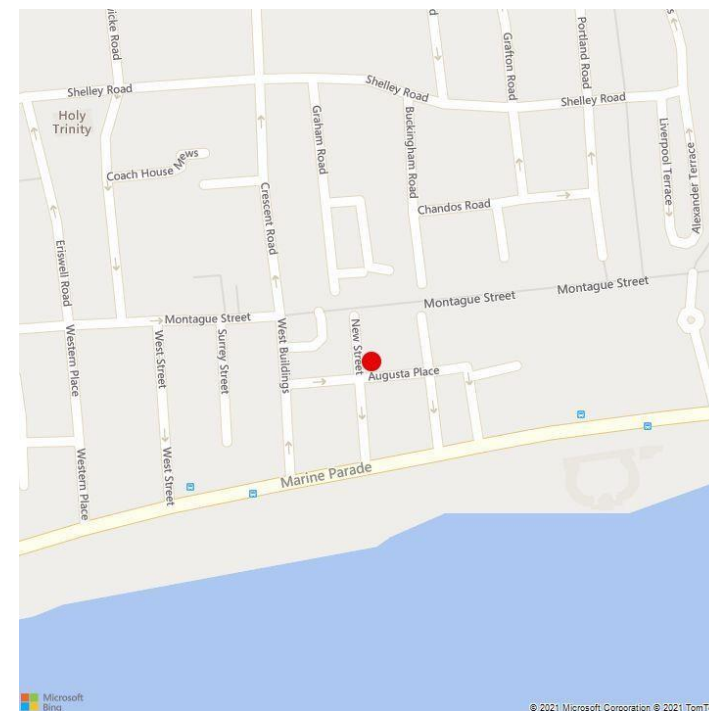
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

Each unit has an EPC rating of C.

**VIEWINGS – 01903 22900**

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