



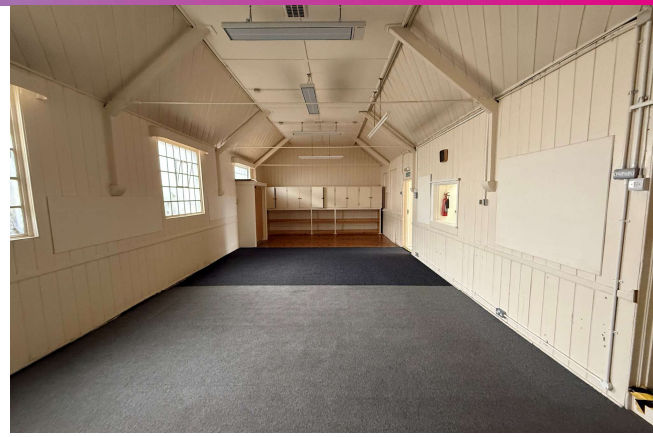
DAY NURSERY /
CHURCH / MEDICAL

2,309 Sq Ft
(214 Sq M)

RENT: £27,000 PER ANNUM

Deceptive Day Nursery / Church Premises on Busy Thoroughfare To Let

- + Situated on Busy Thoroughfare & Popular Location of Tarring Road in Worthing, West Sussex
- + Prominent Church Building with Private Parking / Playground.
- + Available For Quick Occupation
- + New Lease Terms Available
- + Suit Variety Of Uses (stpc)
- + Rare Opportunity
- + **Block Viewings - Contact Agents For Next Available Time**



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 and historic chapel building is situated towards the eastern end of the popular Tarring Road close to Worthing mainline railway station where regular services along the south coast and north to London can be onboarded. 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 home to a number of independent retailers, office occupiers, food and drinking establishments.

Description

This prominent, detached and substantial property is constructed of a mixture of traditional brick and bungaroosh walls under a tiled hung pitched roof. The property comprises of a ground floor former church premises with various ancillary rooms with small first floor mezzanine office room

Accessed via wooden pedestrian doors there is a small entrance foyer which leads onto the main Church Hall with excellent 18ft ceiling height. To the rear of the hall are a number of ancillary rooms which could be divided to create larger or smaller open plan working areas if required. The property has a small plant room, a galley kitchen and a WC block. Internal stairs lead to a small first floor mezzanine office or store.

The property benefits from gas central heating (not tested), mixture of single and double glazing, carpeting throughout (except main hall which is traditional wooden flooring), ample electrical points, various light fittings and is ready for immediate Tenant fit out.

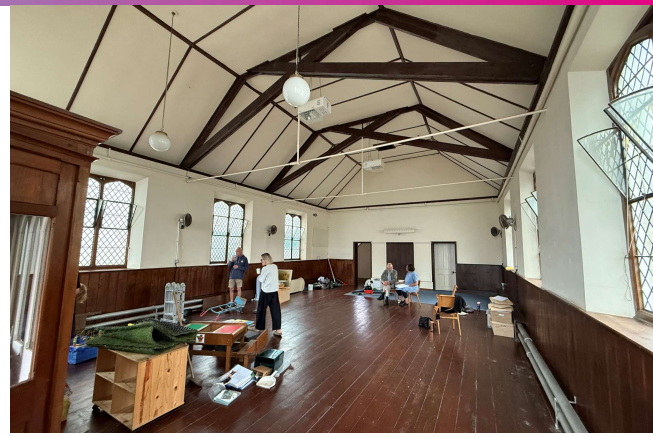
Externally there is a tarmac garden / front parking area suitable for parking of approx. 8 cars.

Planning

The property was constructed in 1884 and was originally utilised as a Church with associated schoolroom. 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.

Terms

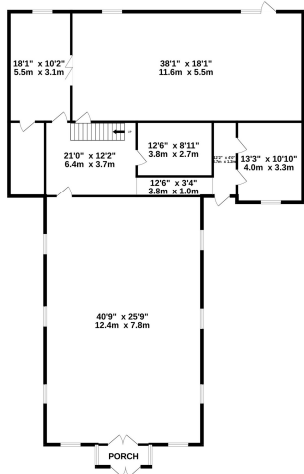
The property is available by way of a new FR&I Lease with terms to be negotiated and agreed.



Accommodation

Floor / Name	SQ FT	SQM
Entrance Hall	58	5
Main Hall	1,002	93
Plant Room	27	2
Hallway / Storage	176	16
Secondary Room One	170	15
Secondary Room Two	671	62
Kitchen	100	9
WC Block	Unmeasured	Unmeasured
First Floor Office	105	9
Total	2,309	214

Floor Plan



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

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.

Anti Money Laundering

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

Summary

- + **Rent** – £27,000 Per Annum Exclusive
- + **VAT** – Not To Be Charged
- + **Legal Costs** – Each Party To Pay Their Own
- + **EPC** – C(51)

Viewing & Further Information

Jon Justice

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

Ria Markwick

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

Isla Ford

01903 251 600 / 07376 074 045
isla@justiceandco.co.uk

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