



**RETAIL / OFFICE /  
RESTAURANT / BAR**

1,448 Sq Ft  
(134 Sq M)

**RENT: £29,000 PER ANNUM**

## Superbly Presented Prominent Retail Premises in Popular Parade To Let

- + Extensive Refurbished Retail Unit Ready For Immediate Tenant Fit Out
- + Nearby Occupiers Include Starbucks, Costa Coffee, KFC, Subway & Real Patisserie
- + New Lease Terms Available
- + Rear Access For Deliveries Only
- + Superb 22ft Window Frontage with Electronic Security Shutters
- + Suit Variety of Commercial Occupiers (stpc)
- + Viewing Highly Recommended



## Location

Worthing is one of the largest towns in West Sussex with a population in excess of 105,000 and a catchment population in excess of 500,000 within a 20 mile radius. The premises are situated in a prominent location on Broadwater Street West a popular and well established shopping parade situated approximately 2 miles to the north of Worthing town centre on one of the main arterial routes into the town. Other occupiers within the local vicinity include Starbucks, KFC, Dominos Pizza, Tesco Express and Costa Coffee. There are also a number of independent retailers, office users and public amenities situated close by. The parade also benefits from high footfall from Northbrook and Worthing Sixth Form Colleges which are located close by.

## Description

The premises comprise of a substantial refurbished ground floor retail premises suitable for a variety of potential commercial uses (subject to checking on any planning constraints). Internally the premises benefit from 22.5ft window frontage which is protected by two internal electric roller shutters, suspended ceiling with LED lighting, burglar alarm, ample electrical and data points and laminate flooring throughout. At the rear of the property there are double wooden loading doors and rear access can be provided for deliveries only via the service road. To the rear of the property is a brand new galley kitchen. The property also benefits from a small utility area and WC.

The property would suit a variety of Class E occupiers with interest likely from retailers, office and medical occupiers. The property is ready for quick occupation on new FR&I lease terms and viewing is highly recommended.

## Accommodation

Floor / Name	SQ FT	SQM
Main Retail Area	1,057	98
Utility / Plant Area	25	2
Kitchen	77	7
Rear Retail Area / Office / Store	208	19
Goods In / Out Area	81	8
<b>Total</b>	<b>1,448</b>	<b>134</b>

## Tenure

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

## Business Rates

According to the VOA (Valuation Office Agency) the property has a Rateable Value of £19,250. Interested parties are asked to contact Adur & Worthing Council directly to ascertain what relief may be applicable to them.

## Summary

- + **Rent** - £29,000 Per Annum Exclusive
- + **VAT** – Not Currently Charged
- + **Legal Costs** – Each Party To Pay Their Own
- + **EPC** – C(57)
- + **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

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