



**RETAIL / OFFICE /
MEDICAL**

419 Sq Ft
(38 Sq M)

RENT: £8,750 PER ANNUM

Prominent Class E
Premises on
Popular
Neighbourhood
Shopping Parade

- + Situated on Busy Crossroads (A2031) On Outskirts Of Worthing
- + Nearby Occupiers Include Barbers, Convenience Store, Take Aways, Offices & Public House
- + Suit Variety of Commercial Uses (stpc) - Retail, Office, Medical
- + Available For Immediate Occupation
- + New Lease Terms Available. Low Overheads
- + Front Retail / Office Area with Rear Kitchen
- + Viewing Highly Recommended



Location

The premises is situated close to the busy Thomas A Becket crossroads on the junction of the A2031 Offington Lane. Situated approx 2 miles to the north of Worthing Town Centre and close to other secondary parades in Broadwater and Tarring other occupiers within the locality include a barbers, convenience store, locksmiths, takeaways, office occupiers and a public house. Worthing is a popular seaside town located in between the cities of Brighton (13 miles east) and Chichester (18 miles west) with a population in excess of 105,000 with the town providing headquarters accommodation for Southern Water, Glaxo Smithkline and The Environment Agency.

Description

The property comprises of a prominent retail / office premises which for many years has provided office accommodation for a National Medical firm. Access to the property is via front pedestrian door directly off Offington Lane. The property provides open plan retail / office accommodation with a kitchen & WC at the rear. The property benefits from carpeting throughout, suspended ceiling with inset lighting, perimeter trunking, electric heating, ample electrical points and a large window frontage.

This is seen as an excellent opportunity for a variety of commercial occupiers (not food related) to lease a prominent and well presented retail / office premises with relatively low overheads and viewing is therefore highly recommended.

Accommodation

Floor / Name	SQ FT	SQM
Retail / Office Area	333	31
Kitchenette	43	4
Rear Area / WC	32	3
Total	419	38

Terms

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 £8,100. It is therefore felt that subject to Tenant status that 100% small business rates relief may be applicable. Interested parties are asked to make their own enquiries to the local authority to confirm what relief is applicable to their business.

Summary

- + **Rent** - £8,750 Per Annum Exclusive
- + **VAT** - TBC
- + **Legal Costs** – Each Party To Pay Their Own
- + **EPC** – D (98)
- + **AML** - In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or 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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