



16-18 Chapel Road, Worthing, West Sussex, BN11 1BJ

RETAIL UNIT / CLASS E
PROMINENT TOWN CENTRE UNIT
1,130 SQ FT (104.98 SQ M)

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16-18 CHAPEL ROAD, WORTHING, WEST SUSSEX, BN11 1BJ

Location

The property occupies a prominent trading position on the eastern side of Chapel Road, a short distance from Montague Street and the Guilbourne Shopping Centre which offers plenty of public parking.

Worthing is a popular seaside town with a population of 100,000 with the centre providing a comprehensive range of shopping facilities. Retailers of note within the immediate vicinity include Tesco Express, British Heart Foundation, Clearwell Mobility, Age Concern and King & Chasemore Estate Agents.

Description

The premises are arranged over ground floor only with the following features:

- Small shared rear yard with access to Chatsworth Road
- Store room / Kitchen Area to the rear
- Ladies and Gents WC accommodation
- UPVC Framed shop front
- Electric heaters and/or air conditioning units

Accommodation

The premises have been measured on a Net Internal Basis as follows:

	Sq Ft	Sq M
Ground Floor Sales	963	89.46
Ground Floor Ancillary	150	13.93
TOTAL	1,130	104.98

Terms

Available to let on a new lease for a term to be agreed and within the Landlord & Tenant Act 1954.

Rent

£27,000 per annum exclusive of VAT.

Business Rates

According to the VOA website (Valuation Office Agency) the property has a rateable value of £22,000. The rates payable will be £8,404 pa (0.382 p in the £) if the tenant can claim RHL relief or £9,504 per annum (£0.432 p in £) if not. Please contact Worthing District Council to verify the rates payable.

VAT

We understand VAT is not chargeable on the rent.

EPC Rating

The property has an EPC rating of C (74). A copy of the EPC is available on request.

Legal Costs

Each party is to be responsible for its own legal costs incurred in this transaction.

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.

Viewing

Strictly by appointment with the joint sole letting agents.

Tim Shepherd

01403 333921 / 07921056072

tshepherd@colyercommercial.co.uk

Richard Lowrey

01273779777

richard@newlandsproperty.com



