



**RETAIL / OFFICE /
MEDICAL**

1,245 Sq Ft
(116 Sq M)

RENT: £25,000 PER ANNUM

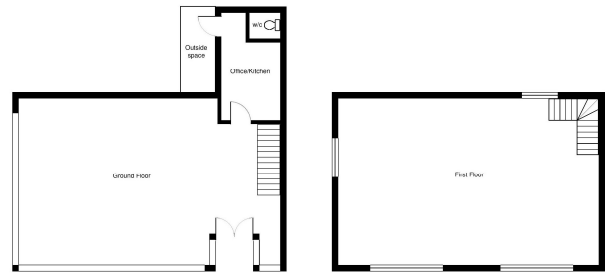
**** COMING SOON ****

**Prominent Corner
Position Town
Centre Class E
Premises To Let**

- + Situated on Corner of Chapel Road & Liverpool Gardens in Heart of Worthing Town Centre
- + Nearby Occupiers Include Tesco Express, Connaught Theatre, KFC, Worthing Town Hall & Worthing Library / Museum
- + Under New Ownership With New Lease Terms Available
- + To Be Redecorated Internally & Externally Prior To Any Letting
- + Open Plan Retail Space Over Two Floors
- + Suit Variety of Commercial Occupiers (stpc)



55 Chapel Road, Worthing Central, Worthing, BN11 1EE



Location

The property is situated on the corner of Chapel Road and Liverpool Gardens in the heart of Worthing town centre. Chapel Road is one of the main thoroughfares into the town centre whilst Liverpool Gardens is at the heart of Worthing's office district. Being situated in the town centre the property is close to all local amenities and principle shops to include Boots, Marks & Spencers, H&M, KFC and Superdrug. Worthing is a popular seaside town with a population in excess of 105,000 and is located between the cities of Brighton (13 miles east) and Chichester (18 miles west). The property is situated approximately ½ a mile to the south of Worthing mainline railway station where regular services along the southcoast and north to London with a journey time of 1 hour and 25 minutes can be located. Worthing also benefits from superb road links with the A27 and A24 located to the north and the A259 coast road less than ½ a mile to the south.

Description

Justice & Co are pleased to offer to the market this soon to be refurbished prominent corner retail / office premises (Class E) in the heart of Worthing Town Centre.

The property comprises of an end of terrace, bay fronted Victorian building arranged over ground and first floor levels. The property has long standing history within the retail sector and is laid out as open plan retail accommodation on the ground floor with internal stairs leading to storage and workroom space at first floor level.

The property is soon to be refurbished by the properties new owners and will be presented to a new Tenant freshly decorated throughout (internally and externally), with modern lighting, ample electrical and data sockets and with either carpet or LVT flooring throughout.

This is seen as an excellent opportunity for a business to acquire well presented and versatile commercial accommodation in an excellent trading position within the Town Centre and viewing is therefore highly recommended.

Accommodation

Floor / Name	SQ FT	SQM
Ground Floor	608	56
First Floor	637	60
Total	1,245	116

Terms

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

Summary

- + **Rent** – £25,000 Per Annum Exclusive
- + **VAT** – Not To Be Charged
- + **Business Rates** – RV = £16,000
- + **Legal Costs** – Each Party To Pay Their Own
- + **EPC** – C(53)
- + **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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