



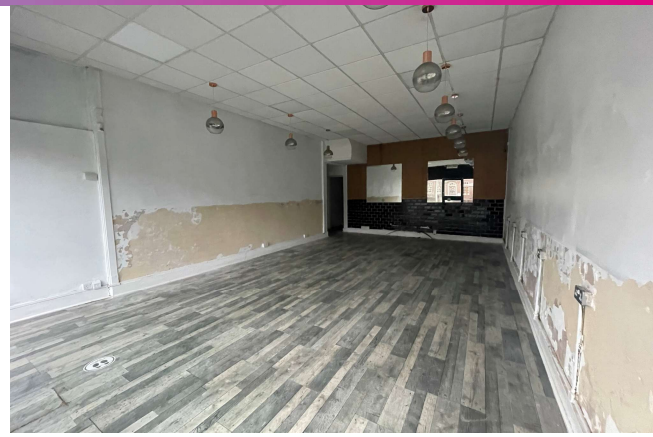
RETAIL / OFFICE

782 Sq Ft
(73 Sq M)

RENT: £18,000 PER ANNUM

Versatile Class E Premises on Popular Neighbourhood Shopping Parade

- + Situated in Popular Shopping Parade With Nearby Occupiers Including Boots, Vision Express, Tesco Express, Iceland, Costa Coffee & Card Factory
- + Ready For Immediate Tenant Fit Out
- + Suit Variety of Commercial Uses (stpc)
- + New Lease Terms Available
- + Front Sales Area with Rear Kitchen & Further Office / Storage
- + Viewing Highly Recommended



Location

The property is situated in the heart of the Goring Road shopping district. It is within easy reach of local amenities and West Worthing train station (approx. 1 mile to the north). Worthing is a popular seaside town with a population in excess of 105,000 and is situated between the city of Brighton & Hove (13 miles east) and the Cathedral city of Chichester (18 miles west). Nearby occupiers include Tesco Express, Iceland, Boots & Costa Coffee. Worthing Town Centre with its array of retail, leisure and entertainment outlets are 1.5 miles to the east whilst the popular beach and promenade is within a 5 minute walk to the south via George V Avenue.

Description

An opportunity to lease a deceptive Class E premises just off the popular Goring Road, in Worthing, West Sussex.

The property which for many years traded as a hair salon and would suit similar (although other commercial uses will be considered subject to obtaining any necessary planning consents) provides open plan accommodation to front with rear kitchen, WC and office / storage area. The premises benefits from laminate flooring, plasterboard ceiling with LED lighting, ample electrical points and 15ft window frontage.

Externally there is a front forecourt which could be used for display or potentially seating / parking, subject to obtaining any necessary consents. Further details available upon request.

This is seen as an excellent opportunity for a new or expanding business to take on substantial premises in a popular location and viewing is therefore highly recommended.

Accommodation

| Floor / Name | SQ FT | SQM |
|-------------------------|------------|-----------|
| Main Retail Area | 452 | 42 |
| Bathroom | 41 | 4 |
| Kitchen | 74 | 7 |
| Office / Treatment Room | 180 | 17 |
| Store | 35 | 3 |
| Total | 782 | 73 |

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 £9,600. It is therefore felt that subject to Tenant status that 100% small business rates relief may be applicable. Interested parties are asked to contact Adur & Worthing Council directly to confirm what relief / exemption may be applicable to their business.

Summary

- + **Rent** - £18,000 Per Annum Exclusive
- + **VAT** – Not To Be Charged
- + **Legal Costs** – Each Party To Pay Their Own
- + **EPC** – C(72)
- + **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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