



## 1 Stanford Square

Worthing, BN11 3EZ

### PRIME SHOP IN WORTHING TOWN CENTRE TO LET BY WAY OF ASSIGNMENT

1,215 sq ft  
(112.88 sq m)

- RENT £21,000 PAX
- CENTRAL LOCATION
- PEDESTRIANISED AREA
- WELL SIZED MODERN CORNER UNIT

# 1 Stanford Square, Worthing, BN11 3EZ

## Summary

<b>Available Size</b>	1,215 sq ft
<b>Passing Rent</b>	£21,000 per annum
<b>Rates Payable</b>	£6,861.25 per annum Based on on 2023 Valuation. Subject to status this property may qualify for small business rate relief & a further government discount of 75%
<b>Rateable Value</b>	£13,750
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	The incoming tenant to make a contribution of £2000 plus VAT towards the legal costs of the Assignor & the Landlord. An unconditional undertaking to be provided prior to release of papers.
<b>EPC Rating</b>	C (65)

## Description

A well sized retail unit with returned frontage arranged over ground & first floor. The ground floor comprises retail space with a WC with a Kitchen & office/ storage space located at 1st floor.

## Location

Worthing is situated to the west of Brighton & Hove & to the east of Chichester. The property sits in a central position on the corner of Stanford Square & Warwick Street. Nearby occupiers include Nando's, McDonalds, Costa, Marks & Spencer, TK Maxx, HMV, Vision Express & Superdrug as well as exciting independent operators such as Tot City.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	615	57.14
1st	600	55.74
<b>Total</b>	<b>1,215</b>	<b>112.88</b>

## Terms

Available by way of assignment of existing lease for a term of 10 years from 2022 with provision for a rent review and break option on the 5th anniversary.



## Viewing & Further Information



### Max Pollock

01273 109104 | 07764 794936

max@eightfold.agency



### Jack Bree

01273 109121

jack@eightfold.agency













# Energy performance certificate (EPC)

1 Stanford Square WORTHING BN11 3EZ	Energy rating <b>C</b>	Valid until: <b>28 July 2032</b>
		Certificate number: <b>5144-1236-0804-2655-0528</b>

Property type **Retail/Financial and Professional Services**

Total floor area **119 square metres**

## Rules on letting this property

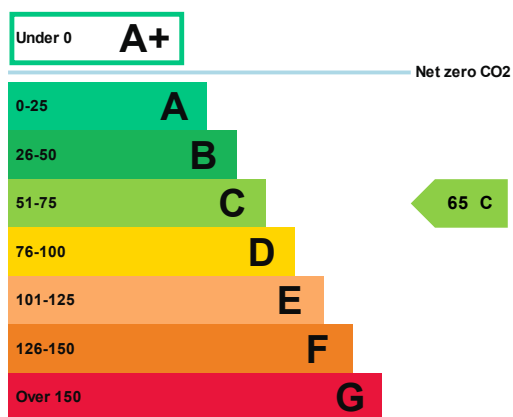
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's current energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



## How this property compares to others

Properties similar to this one could have ratings:

If newly built

5 A

If typical of the existing stock

18 A

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	24.23
Primary energy use (kWh/m <sup>2</sup> per year)	252

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9496-2279-3315-5922-6789\)](/energy-certificate/9496-2279-3315-5922-6789).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Richard Quantrill
Telephone	07740177672
Email	<a href="mailto:richard.quantrill@nsc.co.uk">richard.quantrill@nsc.co.uk</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/008161
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Skyline Energy Assessors
Employer address	Bluesky Business Centre, 25 Cecil Pashley Way, Shoreham-by-Sea, BN43 5FF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	28 July 2022
Date of certificate	29 July 2022

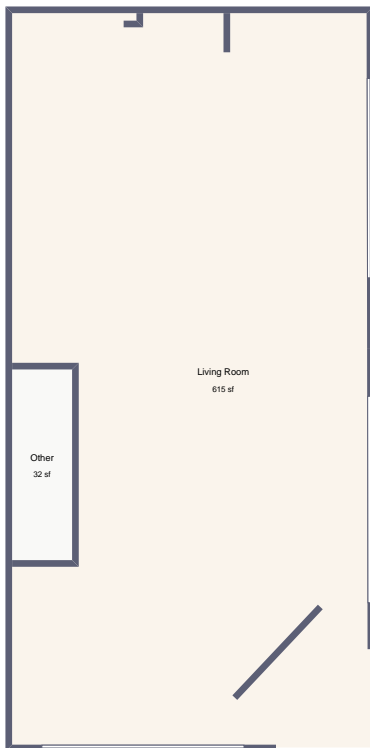
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Ground floor 1 Stanford Square , Worthing not to scale for indicative purposes only

4 Liverpool Buildings, Worthing, England

Approximately 647 sf total



1 Stanford Square, Worthing, BN11

