



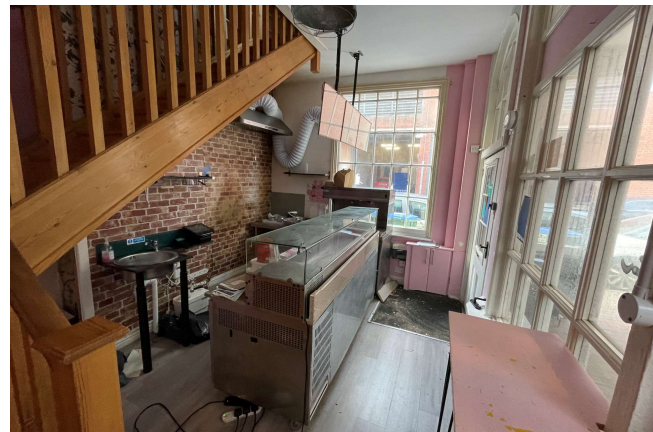
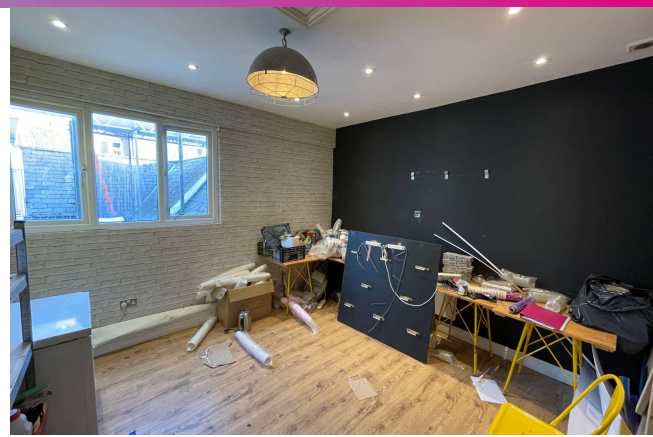
RETAIL / OFFICE

452 Sq Ft
(42 Sq M)

RENT: £9,500 Per Annum

Town Centre Ground & First Floor Retail Premises in Popular Arcade

- + Situated Within Warwick Lane, in the Heart of Worthing Town Centre
- + Suit Variety of Commercial Uses (stpc)
- + Flexible Lease Terms Available
- + Nearby Occupiers Include Public Houses, Restaurants & Independent Retailers
- + Suit New or Expanding Business Looking For Town Centre Premises with Low Overheads
- + Available Immediately



Location

Worthing with a population in excess of 100,000 is a popular seaside town located in between the cities of Brighton (13 miles east) and Chichester (18 miles west) on the southcoast of England. Worthing is famed for its pier and promenade and both are within 750 yards of the subject property which is situated in Warwick Lane with access off Warwick Street or Ann Street in the heart of the town centre. Warwick Street is known for its versatile choice of independent retailers, drinking establishments and eateries. A short walk away is Montague Street, Chapel Road and South Street where major retailers such as Boots, Marks & Spencer, H&M and the new Pret A Manger are situated. Worthing mainline railway station with its regular service along the southcoast and north to London (journey time of 1 hour and 25 minutes) is located one mile to the north of the property whilst the town's major bus route is 150 yards from the property.

Description

The property comprises of a ground and first floor retail / office premises situated within one of Worthing's most popular and historic shopping lanes. Accessed via both Warwick Street and Ann Street the property provides attractive Town Centre accommodation with relatively low overheads. Historically the property has been used for a variety of retail and food uses however other commercial occupiers would be considered subject to gaining any necessary planning consents. The property benefits from laminate flooring, spot lighting, ample electrical points and superb return window frontage. The ground floor provides a small retail / office area with wooden internal stairs leading to a much larger open plan area with separate WC with hand basin. The first floor could be made fully open plan if desired.

Accommodation

Floor / Name	SQ FT	SQM
Ground Floor Retail / Office Area	167	16
First Floor Retail / Office Area	285	26
Total	452	42

Terms

The property is available by way of a new flexible lease for a minimum term of 3 years.

Business Rates

According to the VOA (Valuation Office Agency) the property has a Rateable Value of £3,800. It is therefore felt that subject to tenant status the Tenant could be eligible for 100% small business rates relief. Interested parties are asked to contact Adur & Worthing Borough Council's business rates department to confirm what assistance may be available.

Summary

- + **Rent** - £9,500 Per Annum Exclusive
- + **VAT** - Not To Be Charged
- + **Service Charge** - Approx £400 Per Annum
- + **Buildings Insurance** - Approx £130 Per Annum
- + **Legal Costs** - Each Party To Pay Their Own

Viewing & Further Information

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