

**MAKING
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TO LET

EXTENSIVE RETAIL WITH E3 USES – 2,531 SQ FT (235.13 SQ M)
(Restaurant/Bar/Leisure/Office/Medical, etc)
38-42, Portland Road, Worthing, BN11 1QN

DESCRIPTION

A rare opportunity to occupy an extremely well positioned, substantial town centre retail premises in the heart of Worthing Town Centre. It is suitable for a number of uses within Use Classes E3, including retail, restaurant, bar, leisure and offices.

LOCATION

The premises are situated on the east side of Portland Road, a short distance from Montague Street, Worthing's prime pedestrianised thoroughfare. The main retailers include Boots, Superdrug, Marks & Spencer and Poundland are all nearby.

Portland Road has an attractive mix of retail, bars, restaurants and coffee shops and has recently received substantial local authority capital investments. It has become an attractive pedestrian-friendly location with new street paving, landscaping and planting plus extensive seating. The subject premises adjoin Guild Care, and are close to the Efes Turkish Restaurant, Cucinetta Bistro, the Montague Gallery, the Libertine Bar and other coffee and retail outlets.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor Sales	2,531	235.13

AMENITIES / OPPORTUNITY

- Suitable for a variety of uses including retail, restaurant, bar, leisure & office
- West facing frontage
- Prominent position in Worthing Town Centre
- Rear access with double doors for loading

RENT

£38,000 PAX

TENURE

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

RATES

The April 2023 Rateable Value of the property is £25,750.

VAT

VAT will not be chargeable on the terms quoted.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

26-50

B

44 B



VIEWINGS –

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