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RETAIL/RESTAURANT PREMISES

2,990 SQ FT (277.77 SQ M)

16, Warwick Street, Worthing, BN11 3DJ

TO LET OR MAY SELL

DESCRIPTION

An excellent opportunity to occupy a substantial restaurant situated in the heart of Worthing town centre. The premises have been fitted out to an extremely high standard throughout. The premises are laid out to provide a ground and first floor restaurant, both of these floors are air conditioned. On the second floor there is a kitchen which also includes a fitted canopy style extraction system. On the third floor there is a staff room with separate bathroom and shower. There is also a separate mezzanine office area. There are separate ladies, gents and disabled WCs on the ground floor together with separate ladies and gents WCs on the first floor. Two dumbwaiters serve all floors.

LOCATION

The premises are situated on the south side of Warwick Street, a short distance from South Street/Chapel Road in the heart of the town centre. Warwick Street is known for its versatile mix of independent retailers, drinking establishments and eateries. Nearby occupiers include Pizza Express, ASK and the Thieves Kitchen Public House together with a number of other independent restaurants/eateries.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor Restaurant	1,203	111.76
First Floor Restaurant	606	56.3
Second Floor Kitchen	549	51
Third Floor Staff Area/Ancillary	454	42.18
Third Floor Raised Area Office	178	16.54
TOTAL	2,990	277.78

AMENITIES

- Suitable for a variety of different cuisines
- Prominent position in Worthing town centre
- Pedestrianised Warwick Street
- Air conditioned restaurant
- Decorated and fitted out to an extremely high standard
- Separate ladies, gents & disabled WCs on ground floor
- Separate ladies & gents WCs on first floor
- Large kitchen on 2nd floor together with canopy extraction system

RENT

£35,000 PAX

TENURE

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

RATES

The current April 2023 rateable Value of the property is £39,000.

VAT

VAT will be charged on the quoting terms.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

26-50 **B** **33 B**



VIEWINGS –

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