



**OFFICE / WORKROOM**

1,221 Sq Ft  
(113 Sq M)

**RENT: £14,500 Per Annum**

Versatile First Floor  
Well Presented  
Offices / Workroom  
/ Storage Space

- + Rarely Available Office / Store / Workroom Premises
- + Situated Nearby to Costa Coffee, KFC, Tesco Express, Starbucks and Domino's Pizza
- + Situated in Neighbourhood Shopping Parade
- + Suit Variety of Commercial Uses (STCP)
- + Well Presented
- + New Lease Terms Available Form October 2023
- + Viewing Highly Recommended



## Location

Worthing is one of the largest towns in West Sussex with a population in excess of 105,000 and a catchment in excess of 500,000 within a 20 mile radius. The premises is situated in a prominent location on Broadwater Street West, a popular and well established shopping parade situated approximately 2 miles to the north of Worthing town centre and on one of the main arterial routes into the town. Other occupiers within the local vicinity include Starbuck, KFC, Domino's Pizza, Tesco Express and Costa Coffee. There are also a number of independent retailers, office users and public amenities close by. The parade also benefits from a high foot fall from Northbrook and Worthing Sixth Form Colleges which are located close by.

## Description

The premises comprise of a first floor self contained office/workroom premises with small kitchenette and WC facilities. Access via street level, an internal staircase leads to an open plan office/workroom with a single manager's office on the northern side. Internally the premises benefits from carpeting throughout, electric heating, spot lighting and is presented to the market in superb internal condition. The property is currently used as an embroidery studio, however could suit a variety of office/retail or workroom uses subject to gaining the necessary planning consent.

## Accommodation

	SQ FT	SQM
Main Office Area	1,110	102
Office	71	7
Kitchen	40	4
<b>Total</b>	<b>1,221</b>	<b>113</b>

## Terms

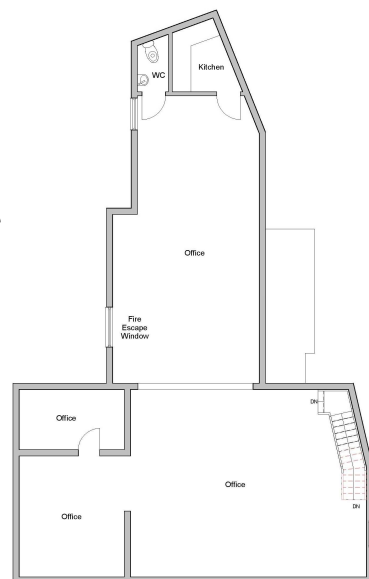
The property is available by way of a new effective FR&I Lease with terms to be negotiated and agreed.

## Business Rates

According to the Valuation Office Agency (VOA) the property has a Rateable Value of £1,025. It is therefore felt that parties should be eligible to claim 100% small business rates relief. Interested parties are asked to contact Worthing & Adur Councils business rates department to confirm.

## Summary

- **Rent** - £14,500 Per Annum exclusive
- **VAT** - Not to be charged on the rent and service
- **Legal Costs** - Each party to pay their own
- **EPC Rating** - D79



## Viewing & Further Information

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