



**CAFÉ / RESTAURANT**

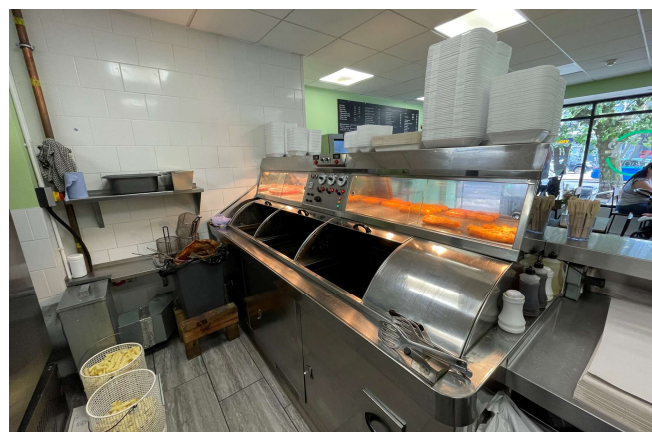
1,008 Sq Ft  
(93 Sq M)

**RENT £18,000 Per Annum**  
**Premium Applicable**

## Well Respected Neighbourhood Fish & Chip Business For Sale

- + Business For Sale
- + Premium Applicable
- + Nearby Occupiers Include Costa Coffee, Card Factory, Tesco Express, Boots & Vision Express
- + Available By Way of Existing Lease Until 30th March 2036 With Low Passing Rent of £18,000 Per Annum
- + Suit Variety of Food Occupiers
- + Viewing Highly Recommended





## 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 promenade and the subject property is short walk from the seafront. Goring Road is a popular neighbourhood shopping parade on the outskirts of Worthing providing a superb mix of national (Costa Coffee, Card Factory, Iceland, Tesco Express and Boots to name but a few) and independent retailers, eateries, drinking establishments and office occupiers. The subject property has road connections to the A259 coast road and A24 & A27 trunk roads whilst West Worthing railway station is a short walk away where regular services along the coast and north to London Victoria (journey time of 1 hour and 20 minutes) can be located.

## Description

Justice & Co are delighted to offer to the market this existing Fish & Chip business situated in a prominent position along the popular Goring Road on the outskirts of Worthing Town Centre.

The Chip Shop has been a Worthing business since 2010 running two hugely successful take away outlets in Goring-By Sea. This restaurant was refurbished in 2021 to a high standard to include air conditioning (not tested), luxury vinyl tile flooring, three phase electric, new kitchen & bespoke servery area. Currently the restaurant has approximately 40 covers although it is felt this could be increased whilst there is also potential to have further outdoor seating (subject to gaining the necessary licence).

The property has superb natural daylight via its impressive 17ft window frontage and the ground floor accommodates a large open plan seating area with servery and fully fitted kitchen behind. At the rear of the property there is a newly installed disabled WC with various ancillary storage rooms.

This is seen as a potential turnkey opportunity with immediate occupation and viewing is therefore highly recommended.

## Accommodation

Floor / Name	SQ FT	SQM
Seating Area / Restaurant	322	30
Servery	187	17
Kitchen	158	15
Rear Store Rooms / Offices	341	31
<b>Total</b>	<b>1,008</b>	<b>93</b>

## Terms

The property is available by way of a lease assignment for a term of 15 years from 30th March 2021 at a passing rent of £18,000 per annum exclusive.

The Tenant has a right to break the lease at the 30th March 2023 & 30th March 2031, subject to providing the Landlords with 6 months prior written notice. There are rent reviews in the current lease due in March 2026 & March 2031. A full copy of the lease is available to serious applicants upon request.

## Summary

- + **Rent** - £18,000 Per Annum + VAT
- + **Premium** – To be agreed between the parties
- + **Legal Costs** – Each party to pay their own costs
- + **Rateable Value** - £13,250
- + **EPC** – D100

## Viewing & Further Information

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