

Karma On The Beach
40 Marine Parade, Worthing, West Sussex,
BN11 3QA



BAR / RESTAURANT

1,368 Sq Ft
(127 Sq M)

**Rent: £25,000 Per Annum
Premium: OIRO £60,000**

Recently Refurbished, Seafront Bar / Restaurant Business For Sale

- + Situated on Marine Parade, Directly Opposite Worthing Promenade and Pier
- + Nearby Occupiers Include Subway, Marks and Spencer, H&M and Nandos
- + Refurbished in 2021 to a High Standard.
- + Ready For Immediate Occupation
- + Potential to Expand Covers, Drinks and Food Offerings
- + <https://justiceandco.co.uk/karma-on-the-beach-worthing-west-sussex-bn11-3qa/>



Location

Worthing with a population of 100,000 is a popular seaside town located in between Brighton (13 miles east) and Chichester (18 miles west) on the south coast of England. Worthing is famed for its pier and promenade and both are directly opposite the property which is situated in Marine Parade in the heart of the town centre. Marine Parade is known for its versatile choice of independent and national bars and restaurants whilst a short walk away is Montague Street, home to a plethora of national and independent retailers and further eateries. Worthing mainline railway station with its service along the south coast and north to London (journey time of 1 hour and 25 minutes) is located one mile to the north of the property, whilst the property sits on the major bus route.

Description

Justice & Co. are delighted to offer to the market this existing Bar/Restaurant premises situated in a prominent position opposite along Marine Parade directly opposite Worthing's popular Pier and Promenade in the heart of the town centre. the bar/restaurant was refurbished in 2021 to a high standard to include, luxury vinyl tile flooring, three phase electric and a bespoke bar serving area. Currently the bar has a 120 covers both internally and externally although it is felt this could be increased if required. The property has superb natural daylight supplied via its impressive window frontage and the ground floor accommodation provides a large open planned seating area with bar located to front. At the rear of the property is a fully functional commercial kitchen with further storage and customer male, female and disabled WCs.

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

Accommodation

Floor / Name	SQ FT	SQM
Main Bar & Seating Area	900	83
Kitchen	198	18
Outdoor Seating Area	270	25
Total	1,368	127

Business Rates

According to the VOA (Valuation Office Agency) the property has a Rateable Value of £18,500. Interested parties are asked to contact Adur & Worthing Council's Business Rates department to discuss what, if any, relief or exemptions may be applicable to their business.

Terms

The property is available by way of a new Lease for a term of 10 years at a rent of £25,000 per annum exclusive. It is felt that the landlord will agree to the tenant having a right to break from the Lease at the 5th year anniversary date subject to providing the landlord with six months prior written notice. Further details are available to serious applicants upon request.

Summary

Rent: £25,000 per annum exclusive (no VAT)

Premium: Offers in the region of £60,000 for the furniture fittings and good will of the business. Stock at valuation.

EPC: C51

Video - <https://justiceandco.co.uk/karma-on-the-beach-worthing-west-sussex-bn11-3qa/>

Legal Costs: Each costs pay their own legal costs

Viewing & Further Information

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