



**RETAIL / OFFICE**

653 Sq Ft  
(60 Sq M)

**RENT: £14,000 Per Annum**

## Ground Floor Lock Up Shop / Office on Popular Shopping Parade

- +
- Suit Variety of Commercial Uses (stpc)
- +
- Situated on Busy Neighbourhood Shopping Parade
- +
- Nearby Occupiers Include Tesco Express, Costa Coffee, Starbucks, Real Patisserie & KFC
- +
- Available For Immediate Occupation
- +
- New Lease Terms Available
- +
- Front Retail Area with Rear Stores & Rear Access Available



## Location

Worthing is one of the largest towns in West Sussex with a population in excess of 105,000 and a catchment population in excess of 500,000 within a 20 mile radius. The premises are 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 on one of the main arterial routes into the town. Other occupiers within the local vicinity include Starbucks, KFC, Dominos Pizza, Tesco Express and Costa Coffee. There are also a number of independent retailers, office users and public amenities situated close by. The parade also benefits from high footfall from Northbrook and Worthing Sixth Form Colleges which are located close by.

## Description

The premises comprise of a ground floor retail premises with two lean to storage areas & WC at the rear. Historically the property has traded for many years as a retail shop and would suit similar however all commercial uses will be considered subject to gaining the necessary planning consents. Internally the premises benefit from 14ft window frontage, suspended ceiling with inset lighting, electric heating, ample electrical points and carpet tile flooring throughout. The property is ready for immediate occupation and viewing is highly recommended.

## Accommodation

Floor / Name	SQ FT	SQM
Main Retail Area	400	37
Storage Area One	131	12
Storage Area Two	122	11
<b>Total</b>	<b>653</b>	<b>60</b>

## Terms

The property is available by way of a new 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 £7,000 (based on April 2023 valuation). Businesses may be entitled to some small business rates relief and for further information please contact Worthing Borough Councils business rates department on 01903 221061.

## Summary

- Rent** - £14,000 Per Annum exclusive
- VAT** - Not to be charged on the rent and service charges
- Legal Costs** - Each party to pay their own
- EPC Rating** - D82
- Agents Note** - The adjoining property is also on the market with Justice & Co. It is possible to combine the properties if required

## Viewing & Further Information

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