



RETAIL / OFFICE

334 Sq Ft
(31 Sq M)

RENT: £8,950 Per Annum

Prominent Class E Lock Up Premises on A27 To Let

- + Situated Opposite Lyons Farm Retail Park on Major A27 Road
- + Nearby Occupiers Include Sainsburys, B&Q, Toby Carvery, Boots & Wren Kitchens
- + Suit Variety of Commercial Uses (stpc)
- + Flexible Lease Terms Available
- + Vacant Possession From 1st April 2024
- + Suit New or Expanding Business Looking For Premises with Low Overheads
- + Viewing Highly Recommended



Location

The property is situated within a neighbourhood shopping parade known as "Downlands Corner" on the busy A27 trunk road on the outskirts of Worthing. The parade contains a mixture of retail and office occupiers and is situated opposite the popular Lyons Farm Retail Park which plays host to Sainsburys, Boots, Currys, B&Q and many other national occupiers. The town centre of Worthing is located approx 2 miles to the south whilst the property is on a popular bus route into the town. Worthing is a popular seaside town with a population in excess of 100,000 and is situated in between the cities of Brighton (13 miles east) and Chichester (18 miles west).

Description

The property comprises of a ground floor lock up retail / office premises. The ground floor is fully self contained with direct access from the Upper Brighton Road leading to an open plan retail / office area with rear office / store and WC. The property benefits from cat 3 lighting and spotlighting, 17ft single glazed window frontage, single phase electrics, carpeting throughout and is ready for tenant fit out from April 2024. The property would suit a retail or an office occupier looking to relocate to a shopfront premises with relatively low overheads.

Externally whilst there is no allocated parking with the property there is unrestricted and unallocated parking to front and in neighbouring residential streets.

Accommodation

Floor / Name	SQ FT	SQM
Front Sales Area	225	21
Rear Retail Area	109	10
Total	334	31

Terms

The property is available by way of a flexible licence agreement with terms to be negotiated and agreed.

Business Rates

According to the VOA (Valuation Office Agency) the property has a Rateable Value of £4,400. It is therefore felt that subject to tenant status that 100% small business rates relief may be applicable. Interested parties are asked to contact Adur & Worthing Council to verify what rates may be applicable to their specific business.

Summary

- + **Rent** - £8,950 Per Annum Exclusive
- + **VAT** - Not To Be Charged On The Rent
- + **Legal Costs** - Each Party To Pay Their Own Legal Costs
- + **EPC** - E(107)

Viewing & Further Information

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