



**RETAIL / OFFICE**

628 Sq Ft  
(58 Sq M)

**RENT: £17,500 Per Annum**

Prominent Class E  
Premises on  
Popular  
Neighbourhood  
Shopping Parade

- + Situated on Goring Road on Outskirts of Worthing.
- + Nearby Occupiers Include, Vision Express, Boots, Costa Coffee, Tesco Express, Card Factory.
- + Suit Variety of Commercial Uses (subject to any required planning consents)
- + Available For Quick Occupation
- + Excellent 14ft Window Frontage.
- + New Lease Terms Available.





## Location

Worthing is a popular seaside town located approx 13 miles west of the city of Brighton and 18 miles east of the cathedral city of Chichester. Worthing has a population in excess of 105,000 and has superb transport links via the A24, A27 and A259 roads whilst the town also benefits from three railway stations which provide regular services along the southcoast and north to London, the nearest station of West Worthing is 1/4 mile to the east. The popular Goring Road shopping parade is situated less than 1 mile from Worthing town centre. Other occupiers within the road include Tesco Express, Iceland, Co-Op, Pizza Hut, Toby Carvery and a host of independent retailers and office occupiers.

## Description

The property comprises of a deceptive ground floor, open plan office / retail premises. Upon occupation the premises will benefit from a suspended ceiling with inset LED lighting, screeded level floor finish ready for tenant fit out, painted walls, ample electrical sockets, curtain wall heater with rear WC and kitchen. It would be possible to potentially split the premises up using studwork partitioning if required. The property would suit a variety of commercial uses in the retail and office sectors with interested parties asked to make their own enquiries with the local authority to confirm if their use would be acceptable.

## Accommodation

Floor / Name	SQ FT	SQM
Ground Floor Retail Area	317	29
Ground Floor Kitchen & Store	33	3
Ground Rear Storage Room / Office / Retail Area	278	26
<b>Total</b>	<b>628</b>	<b>58</b>

## Terms

The property is available immediately on a new FR&I lease with terms to be negotiated and agreed.

## Business Rates

According to the VOA (Valuation Office Agency) the property has a rateable value of £9,000. Interested parties may be eligible, subject to terms, to claim rates relief or assistance and applicants are asked to verify this with the local authority prior to any inspection.

## Summary

- + **Rent** - £17,500 per annum exclusive
- + **VAT** - We are informed that VAT is to be charged on the rent
- + **Legal Costs** - Each party to pay their own legal costs incurred within this transaction
- + **EPC** - To Follow

## Viewing & Further Information

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