



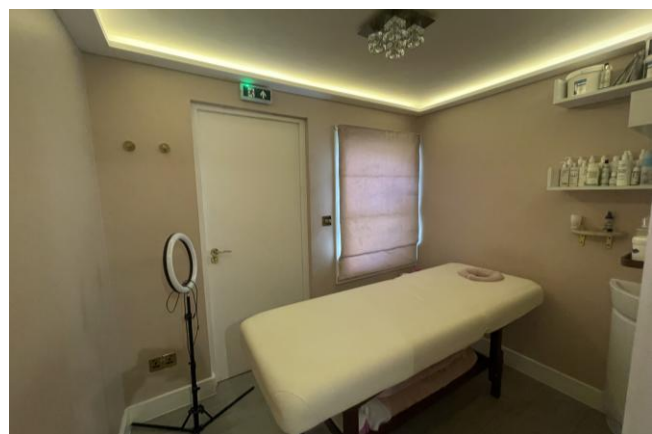
**RETAIL / OFFICE /
MEDICAL**

439 Sq Ft
(39 Sq M)

RENT: £10,000 PER ANNUM

Well Presented
Town Centre Class
E Premises
Available On Lease
Assignment

- + Situated on Chatsworth Road in Heart of Worthing, West Sussex
- + Nearby Occupiers Include Santander, Greggs, KFC, B&M Bargains & Plethora of Independent Retailers & Office Occupiers
- + Available By Way of Lease Assignment Until August 2028
- + Suit Variety of Commercial Uses (Retail, Office, Beauty, Medical -subject to any planning consents)
- + Potential For Small Business Rates Relief (Subject To Tenant Status)
- + Available For Quick Occupation



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 south coast of England. Worthing is famed for its pier and promenade and both are within 750 yards of the subject property which is situated on Chatsworth Road near to the junction with Chapel Road in the heart of the town centre. Nearby Warwick Street is known for its versatile choice of independent retailers, drinking establishments and eateries. A short walk away is Montague Street, Chapel Road and South Street where major retailers such as Boots, Marks & Spencer, H&M and Pret A Manger are situated. Worthing mainline railway station with its regular services 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 town's major bus route passes close by.

Description

The premises comprise of a superbly presented ground floor lock up (Class E) premises which has been successfully trading as an established beauty salon for the past eight years and would provide an excellent opportunity for a new Tenant to continue this use. Alternatively a variety of other commercial uses (subject to gaining any necessary consents) would be considered.

The property is accessed via pedestrian door and provides open plan accommodation to front with a treatment room, kitchen & WC to the rear with access out onto small external yard. The main front salon/office area is fitted with spot lighting, wall mounted air conditioning/heating (not tested), ample electrical & data sockets, and an impressive 12ft single glazed window frontage.

This is seen as an excellent opportunity to acquire a town centre premises on a short term basis & viewing is therefore encouraged.

Accommodation

Floor / Name	SQ FT	SQM
Main Retail / Salon Area	286	26
Kitchen	100	9
Treatment Room	53	4
Total	439	39

Terms

The property is available by way of an existing lease which expires 6th August 2028. there are no further break clauses or rent reviews in the existing lease. A copy of the existing lease is available by upon request.

Business Rates

According to the VOA (Valuation Office Agency) the property has a rateable value of £10,000. It is therefore felt that subject to Tenant status, that 100% small business rates relief may be applicable.

Summary

- + **Rent** – £10,000 Per Annum Exclusive
- + **Premium** – Offers Invited
- + **VAT** – Not To Be Charged
- + **Legal Costs** – Each Party To Pay Their Own
- + **EPC** - D (76)
- + **AML** - In accordance with anti-money laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together evidence /proof identifying the source of funds being relied upon to complete the transaction.

Viewing & Further Information

Jon Justice

01903 251 600 / 07398 163 431
jon@justiceandco.co.uk

Ria Markwick

01903 251 600 / 07508 326 804
ria@justiceandco.co.uk

Isla Ford

01903 251 600 / 07376 074 045
isla@justiceandco.co.uk

307-309 Goring Road, Worthing, BN12 4NX
www.justiceandco.co.uk