



5 Dominion Building
Dominion Road, Worthing BN14 8LE

TO LET

A1 RETAIL UNIT ON PARADE

Total Size 487 Sq Ft (45.24 Sq M)

Key Features:

- Self contained lock up unit
- Car park to the rear
- Situated in a busy pedestrian & vehicular thoroughfare
- A3/A5 uses considered (STP)
- Offered by way of a new lease
- Forecourt to the front
- Rent £9,500 per annum





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Location

The property is located on Dominion Road in a mixed commercial parade and residential area. Nearby occupiers are Tescos, Wicks, Premier Stores and other A3/A5 units.

Accommodation

The premises are arranged over the ground floor of a two storey building.

The property has the following approximate NIA:

Area	Sq Ft	Sq M
Area 1	487 sq ft	45.24 sq m

EPC

We understand the property to have an EPC rating of C (66).

Planning

We understand that the premises benefit from A1 use within the Use Classes Order 1987 (as amended).

Terms

The property is available to let by way of a new lease at a term to be agreed but at a rent of £9,500 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

Business Rates

Rateable Value (2017): £4,800

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Legal Fees

Each party to bear their own legal costs incurred.



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Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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www.flude.com



Flude
PROPERTY CONSULTANTS

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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH