



KEY FEATURES

- Ground floor air-conditioned retail unit
- Open-plan space with separate office, kitchen and WC
- Local shopping parade in Findon Valley, north of Worthing
- Passing Rent – £14,000 pax
- Internal area – c. 678 sq ft / 62.9 sq m
- 100% Small Business Rates Relief
- Former estate agency branch, may suit other retail uses
- EPC Rating – C
- No service charge or VAT payable



DESCRIPTION

The property comprises a very well-presented air-conditioned ground floor retail unit forming part of an established two-storey terraced neighbourhood shopping parade, with residential accommodation above (**NB: only the ground floor is available**). The premises benefit from a prominent glazed shop frontage onto Findon Road, providing good visibility and natural light. It has most recently been occupied as an estate agency office and would lend itself particularly well to retail, office or professional service uses, subject to any necessary landlord and statutory consents which may be required. The property benefits from a visible roadside position, with public parking immediately on the parade and additional on-street parking available locally.

SITUATION

The property occupies a prominent position on Findon Road in Findon Valley, a popular residential suburb to the north of Worthing town centre. Findon Road forms part of the A24, providing a principal north-south route through the area and convenient connections towards Worthing town centre and the wider road network. The immediate area comprises a busy neighbourhood shopping centre serving the surrounding residential catchment, with a varied mix of independent and national retailers, professional services and food outlets. Nearby occupiers include Tesco Express together with a range of estate agents, convenience retail, cafés/takeaways and other local businesses.

ACCOMMODATION

We have identified an area of 678 sq ft / 62.9 sq m.

TENURE

The property is currently available by way of assignment / sub-lease at a passing rent of £14,000 pa, exclusive of any business rates, utilities, buildings insurance apportionment and other outgoing associated with the demise, as applicable. Landlord consent will be required so the assignee/sub-tenant will need to be of sufficient financial standing and covenant strength.

RATEABLE VALUE

Online enquiry via www.voa.gov.uk indicates a rateable value of £8,500 from 1st April 2026 suggesting eligible occupiers will benefit from 100% small business rates relief.

LEGAL COSTS AND VAT

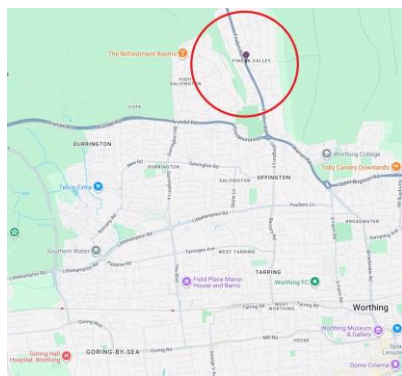
Each party is expected to bear their own legal costs in any transaction. The unit is not elected for VAT purposes.

EPC RATING

Rated C (66) for energy performance.

VIEWINGS

All enquiries and appointments to view must be made via the sole agents Trinity Rose Commercial on 01962 888900.



Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.

Under current Anti-Money laundering regulation, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to combat fraud and money laundering. A request will be sent once terms have been agreed. September 2026.



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