

GUILDBOURNE SHOPPING CENTRE

WORTHING. WEST SUSSEX. BN11 1LZ



UNITS TO LET

Flexible terms available

Units from 785 sq ft - 1,955 sq ft

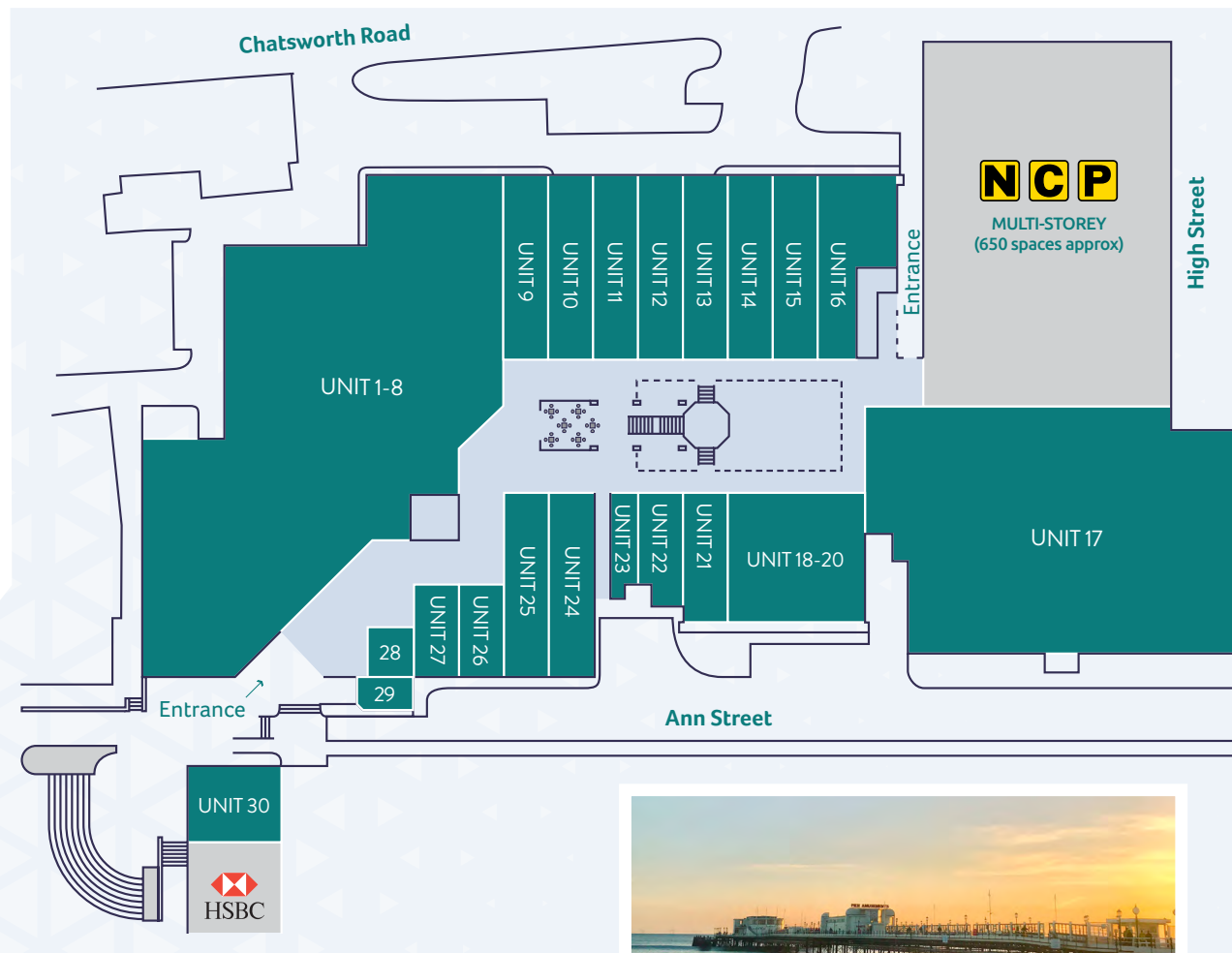
Full business rates exemption may apply, subject to tenant's status

LOCATION

The Guildbourne Centre is the town's largest and main indoor shopping centre. The centre is centrally located and adjoins a 650 space multi-storey car park, providing a major gateway to the town for shoppers. Nearby there are many of large national occupiers who include HMV, WH Smith, Tesco, Peacocks, Robert Dyas and Toni & Guy to name but a few. Most of the banks also have their main branches within site of the centre's frontage, these include Lloyds, NatWest, Halifax and HSBC.

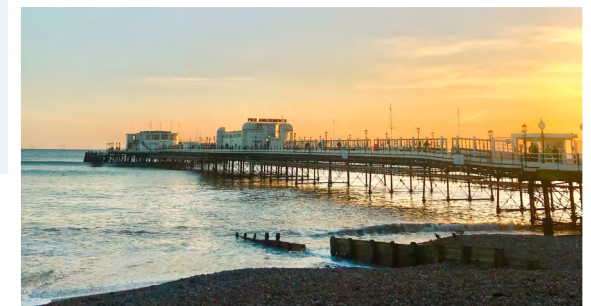
In addition, the town's main food quarter Warwick Street runs parallel to the centre, which is also home to Master Chef finalists Kenny Tutt's Pitch restaurant.

The town centre is also home to a large weekly street market, which attracts shoppers each week.



THE GUILDBOURNE CENTRE

The Guildbourne Centre is a popular, fully enclosed and secure purpose-built shopping centre, that is anchored by the retailer Wilco. The centre has a diverse tenant mix which includes a large and recently refurbished gym, along with many other local retailers including Toy Barnhaus. The most recent addition however is the new Rooms development on the first floor, which has seen some significant investment and offers a large community facility for business meeting, flexi-workspaces and a venue for events. There is on-site security that patrols the centre and each evening the centre is securely closed off to access.



OPPORTUNITIES

Whilst the centre is largely a retail centre we are seeking to strengthen the tenant mix with a broad range of offerings and would welcome interest from additional coffee shops, artisan retailers and even further leisure uses. Flexible terms can be offered.

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BUSINESS RATES

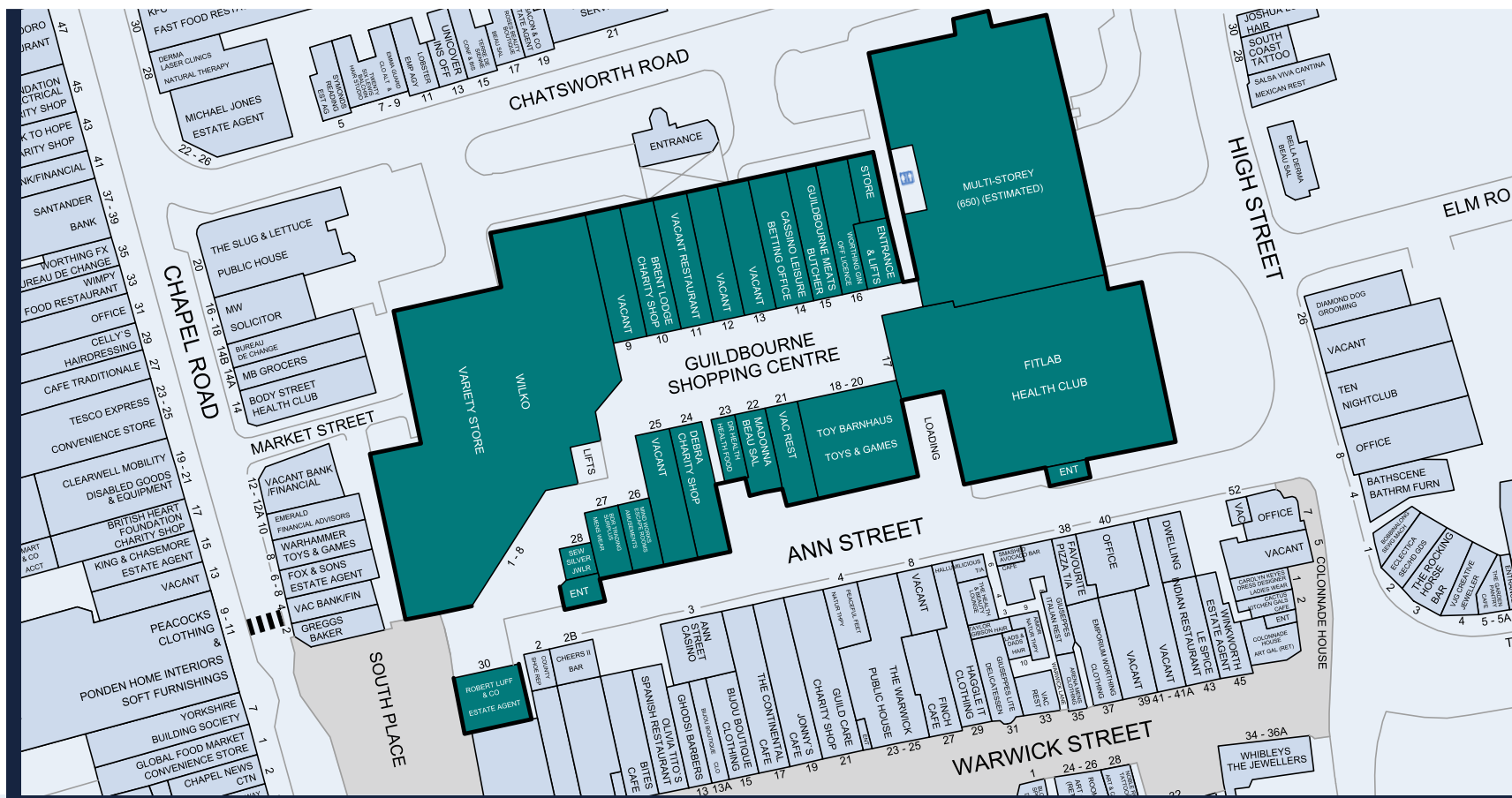
Full rates exemption may apply subject to tenants' status. For further information please contact the local rates department.

LEGAL FEES

Each party to pay their own legal fees unless agreed otherwise.

TENURE

The units are available by way of new flexible short or long term leases. Rent incentives are available for long term leases.



CONTACT

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Will Thomas



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CURRENT AVAILABILITY

	Rent per annum	Size	Business Rates (Rateable Value)	Service Charge per annum	Insurance Contribution per annum
Unit 9	£12,000	1,335 sq ft	£11,000	£4,068.75	£867.17
Unit 12	£12,000	1,335 sq ft	£11,000	£4,068.75	£867.17
Unit 25	TBC	1,980 sq ft	TBC	£5,558.48	TBC
Office	TBC	1,390 sq ft	£14,750	£3,547.97	TBC

TENANCY SCHEDULE

Unit 1-8	Wilko
Unit 9	Available
Unit 10	Brent Lodge
Unit 11	Under offer
Unit 12	Snip ITZ – Subject to vacant possession
Unit 13	Natural Muscle Co
Unit 14	Casino
Unit 15	Guildbourne Meats
Unit 16	Worthing Gin
Unit 17	The Gym Hub
Unit 18-20	Toy Barnhaus
Unit 21	Under offer
Unit 22	Madonia
Unit 23	Dr Health
Unit 24	DEBRA
Unit 25	Available
Unit 26	Mind Works Escape Rooms
Unit 27	BDR Training Surplus
Unit 28	Sew Silver
Unit 29	Implant Centre
Office	Available