



10 South Street | Worthing | BN11 3AA
Asking Price Of **£25,000**



The property is situated in a prime position on South Street, directly opposite the pedestrianised shopping street of Montague Street, the main shopping precinct in Worthing, which is one of the biggest Seaside Towns on the South Coast. Known for its shopping, eateries, entertainment and Pier, Worthing sits at the foot of the Downs, with Brighton being 11 miles East and Chichester 18 miles West. Numerous multiple retailers are within close proximity.



Key Features

- Not suitable for hot food
- Close to multiple retailers
- New Lease Available
- LED Lighting
- Fully refurbished
- Prime High Street position

INTERNAL

The premises comprise a two storey office / retail premises which has been fully refurbished throughout. The property is predominantly open plan throughout and ready for tenant fit out. On the ground floor, the frontage is recessed and benefits from LED lighting and a good window display, which faces the popular pedestrianised shopping parade of Montague Street. The first floor is also open plan with LED lighting, fully refurbished male & female WC's and kitchenette. In addition, there is new electric heating which services both floors, together with perimeter trunking, ready for CAT 5 cabling. The property could suit a variety of different uses (STNC) however, hot food uses will not be considered.

SITUATED

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Accommodation:

The premises have the following approximate floor areas:

Ground floor: 793sqft / 73.74sqm

First floor: 744sqft / 69.13sqm

Total floor area: 1,528sqft / 142sqm

Tenure:

The property is To Let on a new (FRI) lease for a term to be agreed.

Rent:

Rental offers are invited in the region of £25,000 per annum, exclusive.

Business Rates:

The rateable value from April 2023 provided by the Valuation Office Agency is £17,750. The small business rates for the financial year (2023 - 2024) is 49.9p in the £ making the rates payable approx. £8,857.25.

EPC:

The property has an EPC rating of C53.

VAT:

We are informed that VAT is not applicable on the terms quoted.

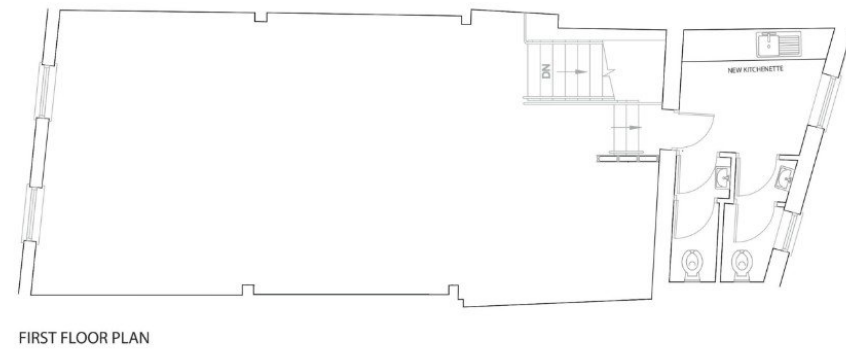
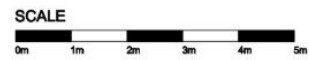
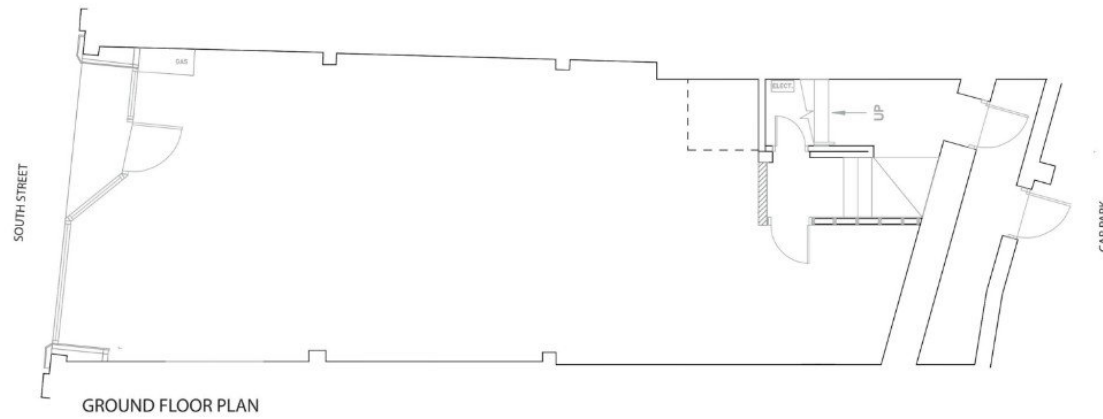
Legal fees:

Each party is responsible for their own legal fees in this transaction.

Viewing:

Strictly by appointment with Sole Agents, Jacobs Steel.





FIRST FLOOR PROPOSED PLAN
10 SOUTH STREET, WORTHING BN11 3AA

Property Details:

Floor area as quoted by EPC: 1528 sqft

Tenure: Leasehold

Council tax band: TBC

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.

