



PRIME LOCK-UP SHOP TO LET

- No Hot Food Uses Considered
- 100% Rate Relief (STS)
- Centrally Located
- Rear Courtyard/Seating Area

Interested in this property? Please contact us on 01903 792785

11 CHATSWORTH ROAD, WORTHING, WEST SUSSEX, BN11 1LY

Location

The property is situated on Chatsworth Road and within close proximity to the pedestrianised shopping street of Montague Street, with its comprehensive shopping amenities, restaurants, pubs and cinemas. The nearest main line station is Worthing which is approximately 0.5 miles away with regular bus services running nearby. Numerous multiple retailers are within close proximity including WHSmith, B&M, Starbucks, Nando's, MacDonald's, together with numerous independent retailers.

Description

This well presented ground floor premises is situated on popular Chatsworth Road and comprises of shared entrance with private entry door, double shop front, generous open plan retail/office area, a further rear office area, kitchen and WC. Further benefits include a rear courtyard, LED lighting and 100% rate relief (STS).

The property would suit a variety of different occupiers (STNC).

Please note: hot food uses will not be considered.

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Total floor area:	494	45.89

Tenure

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

Rent

Rental offers are invited in the region of £10,000 per annum, exclusive.

Business Rates

The rateable value from April 2023 provided by the Valuation Office Agency is £7,100. The small business rates for the financial year (2023 - 2024) is 49.9p in the £ making the rates payable approx. £3,344.10. However, since the premises have a rateable value of lower than £12,000, occupiers can expect to benefit from 100% rate relief, subject to status.

EPC

The property has an EPC rating of E - 107.

VAT

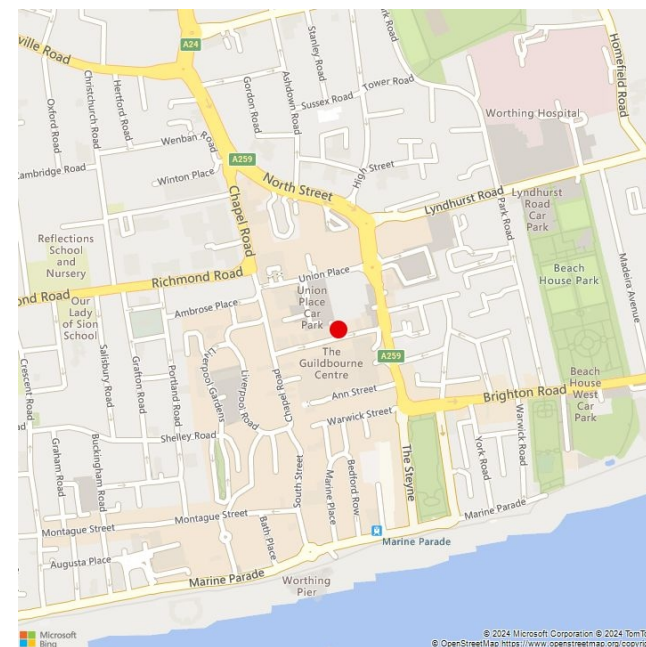
We are informed that VAT is not applicable on the terms quoted.

Use

We understand the premises benefit from Class E use however, we would advise any potential tenant to check with the Planning Department to ascertain if their use is permitted.

Legal Fees

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



Viewing

Strictly by appointment with Sole Agents, Jacobs Steel.



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