



PRIME HIGH STREET BUSINESS FOR SALE

- Centrally Located
- Rear Courtyard
- 100% Rate Relief (STS)
- Well Established Business

Interested in this property? Please contact us on 01903 792785

37 WARWICK STREET, WORTHING, WEST SUSSEX, BN11 3DQ

Location

The property is situated on the pedestrianised shopping district of Warwick Street in Worthing town centre with its comprehensive shopping amenities, restaurants, pubs and cinemas. The nearest main line station is Worthing which is approximately 1 mile away with regular bus services run in nearby Chapel Road. Numerous multiple retailers are within close proximity including WHSmith, B&M, Starbucks, Nando's, MacDonald's, together with numerous independent retailers.

Description

Emporium Worthing is a long established and successful business located in popular Warwick Street and set over three levels. The licensed bar and shop is currently trading 6 days a week. The interior has been tastefully designed and provides the perfect opportunity to eat, drink & shop in one setting! Whilst offering eclectic homeware & unique gifts, you also have the opportunity to enjoy a delicious cocktail, glass of wine or prosecco in the bijou bar area, lounge or courtyard. The split level ground floor comprises a large shop front with bar and seating, kitchenette, together with a further retail area to the centre and lounge bar area to the rear with WC. Internal stairs lead to a first floor space, currently used as an office but with the potential to utilise it as a further seating or retail area. A further set of internal stairs to lead down to the basement

Additional benefits include a rear courtyard, shop front outside seating area and 100% rate relief (STS).

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Total floor area:	1,163	108.04

Tenure

The property is held on a lease for a term of 15 years from May 2010. A new lease may be available by negotiation.

Rent

The rent is currently £15,000 per annum, exclusive and held on a term of 15 years from May 2010.

Premium

Offers are invited in the region of £70,000 for the lease, business and fixtures and fittings.

Business Rates

The ratable value from April 2023 provided by the Valuation Office Agency is £10,000. The small business rates for the financial year (2023 - 2024) is 49.9p in the £ making the rates payable approx. £4710. However, since the premises have a ratable value of lower than £12,000, occupiers can expect to benefit from 100% rate relief, subject to status.

EPC

An EPC has been requested.

VAT

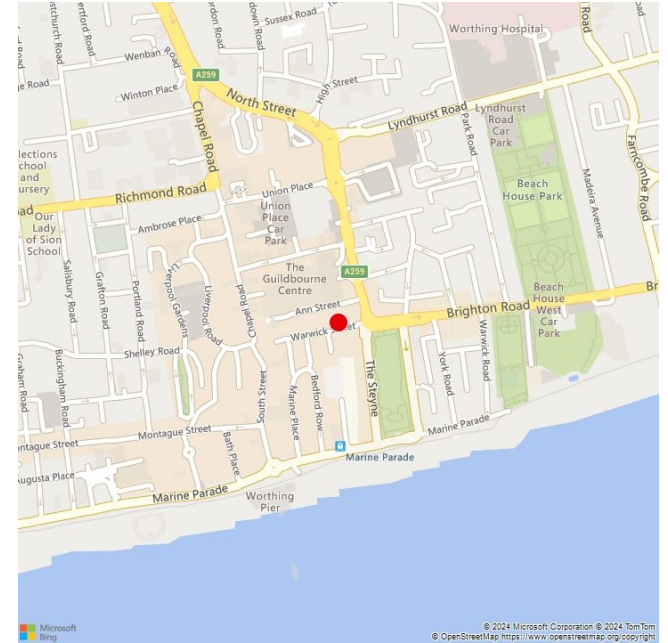
We are informed that VAT is applicable on the terms quoted.

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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