



TOWN CENTRE SHOP TO LET

- Centrally Located
- Suit a Variety of Different Uses STNC
- 28'6" Shop Front
- Busy Thoroughfare
- Off Road Parking

Interested in this property? Please contact us on 01903 792785

4-6 HIGH STREET, WORTHING, WEST SUSSEX, BN11 1NU

Location

Located in the heart of Worthing town centre with its comprehensive shopping amenities, restaurants, pubs and cinemas. Worthing seafront is located just a short walk away, approximately 150m. The nearest main line station is Worthing which is approximately 0.7 miles away with regular coastal bus services running nearby.

Description

This prominent premises benefits from a 28'6" shop front with bi-folding doors, large open plan retail area, kitchen with integrated appliances and WC. To the rear of the property is a storage area that has the potential to be removed to create additional parking.

Additional benefits include rear access, one parking space, LED lighting and ample power points.

The property is currently being used as a retail premises but could suit other uses (STNC).

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Total floor area:	1,089.63	101.23

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 £25,000 per annum, exclusive.

Business Rates

The rateable value from April 2023 provided by the Valuation Office Agency is £18,750. The small business rates for the financial year (2023 - 2024) is 49.9p in the £ making the rates payable approx. £8,831.25.

EPC

The property has an EPC rating of C - 51.

VAT

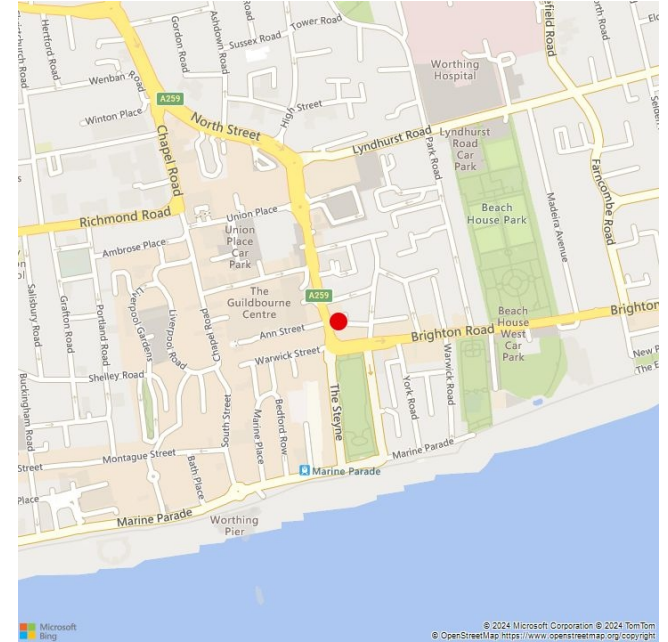
We are informed that VAT is not applicable on the terms quoted.

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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