

IDEAL OFFICE/SHOP TO LET

- 100% Rate Relief (STS)
- Hot Food Uses Will Not Be Considered
- Forecourt Parking (Subject to Council Consent)
- Suit a Variety of Different Uses STNC

Interested in this property? Please contact us on 01903 792785

11A THE DRIVE, WORTHING, WEST SUSSEX, BN11 5LL

Location

Situated along The Drive and within close proximity to Wallace Parade; one of Worthing's most popular secondary parades with a range of shops, cafes and restaurants. Located approximately 1.5 miles from the town centre, 0.4 miles to West Worthing Station with nearby bus services running regularly to Brighton & Hove. The busy parade has a good variety of retailers including, Tesco Express, Costa, High Street banks, Iceland and numerous independent retailers.

Description

This ground floor single storey premises is situated in a popular residential area of West Worthing. Comprising double shop front, open plan retail/office area, kitchenette and WC. Further benefits include forecourt parking (subject to Council consent), ample electrical points and 100% rate relief (STS).

The premises was formally a ladies hair salon but would suit a variety of different occupiers (STNC).

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Total floor area:	229	21.27

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 £8000 per annum, exclusive.

Business Rates

The rateable value from April 2024 provided by the Valuation Office Agency is £3600. The small business rates for the financial year (2024 - 2025) is 47.1p in the £ making the rates payable approx. £1695.60. 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 D-86.

VAT

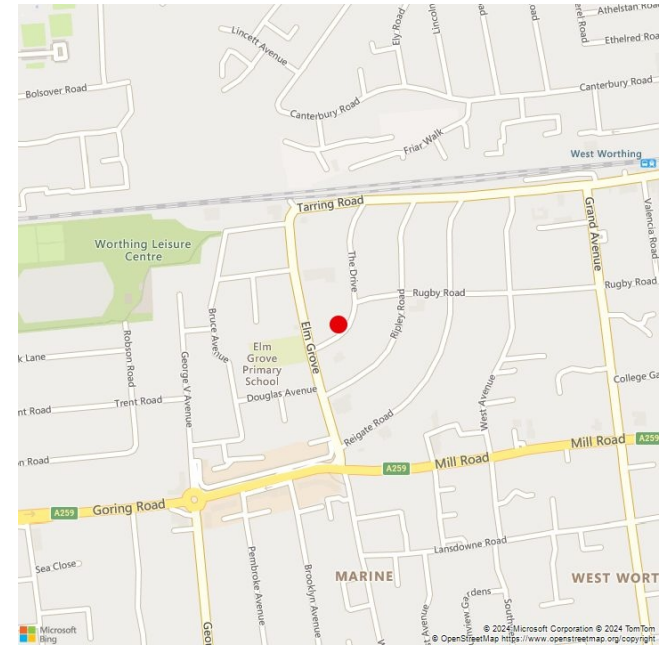
We are informed that VAT is not applicable on the terms quoted.

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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