



## PRIME TOWN CENTRE PREMISES TO LET

- Busy Thoroughfare
- Centrally Located
- Rear Access
- Large Double Shop Front
- Suit a Variety of Different Uses STNC

Interested in this property? Please contact us on 01903 792785



# 5-6 CHAPEL HOUSE, 1 CHAPEL ROAD, WORTHING, WEST SUSSEX, BN11 1EX

## Location

The property is located in the heart of Worthing town centre, occupying a prominent corner position at the junction of Chapel Road and Montague Quarter. Worthing, one of the largest seaside towns on the South Coast, is renowned for its shopping, dining, entertainment, and pier. Situated at the foot of the South Downs, it is 11 miles east of Brighton and 18 miles west of Chichester. The area is home to several well-known retailers, including TK Maxx, McDonald's, and Greggs, alongside a variety of independent shops.

## Description

This spacious, double-fronted ground floor premises offers a fantastic opportunity for a variety of businesses. The property features wood flooring, a suspended ceiling, and LED lighting, creating a bright and welcoming environment. The unit also includes a front reception area, providing a professional first impression for clients and customers. Rear access is available, making it convenient for deliveries or staff entry.

The unit is equipped with plumbing into rooms, making it ideal for treatment-based businesses. Additionally, there are two WC's for convenience. With potential to split the unit, this space can be adapted to suit your specific needs.

## Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
<b>Total floor area:</b>	<b>1,445.6</b>	<b>134.3</b>

## 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 £35,000 per annum, exclusive.

## Business Rates

Business rates to be assessed.

## EPC

An EPC has been requested.

## VAT

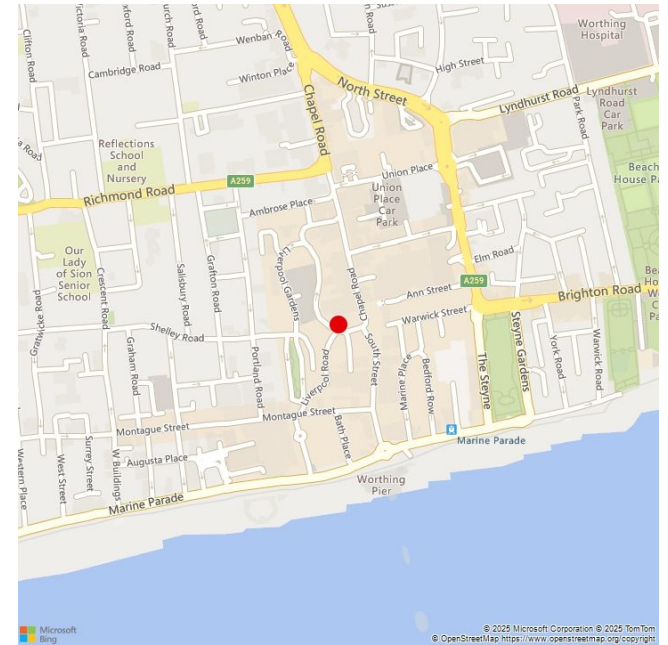
We are informed that VAT is not applicable on the terms quoted.

## 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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