



PRIME TOWN CENTRE LOCK-UP SHOP TO LET

- Busy Thoroughfare
- Hot Food Uses Will Not Be Considered
- 100% Rate Relief (STS)

Interested in this property? Please contact us on 01903 792785

9 LIVERPOOL BUILDINGS, LIVERPOOL ROAD, WORTHING, WEST SUSSEX, BN11 1SY

Location

The property is located in the heart of Worthing town centre, occupying a prominent position along the pedestrianised precinct of Montague Quarter. Worthing is one of the biggest Seaside Towns on the South Coast. Known for it's shopping, eateries, entertainment and Pier, Worthing sits at the foot of the Downs, with Brighton being 11 miles East and Chichester 18 miles West. Numerous multiple retailers are within close proximity including McDonalds, HMV, Nando's, TK Maxx, together with numerous independent retailers.

Description

This contemporary retail space offers an ideal setting for a wide range of commercial uses. With its large glass shopfront, the unit is flooded with natural light. The property features a suspended ceiling, LED lighting, kitchenette and WC.

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Total floor area:	257	23.88

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 2024 provided by the Valuation Office Agency is £5100. The small business rates for the financial year (2024 - 2025) is 47.1p in the £ making the rates payable approx. £2544.90. 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 B - 38.

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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