



PRIME CAFÉ/RETAIL PREMISES TO LET

- Centrally Located
- Busy Thoroughfare
- Suit a Variety of Different Uses STNC
- Fixtures & Fittings Available by Negotiation

Interested in this property? Please contact us on 01903 792785



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

Location

Located in the heart of Worthing town centre, the property occupies a prominent position on the south side of Liverpool Road, close to the junction with Chapel Road and South Street. The area benefits from strong footfall and is surrounded by a mix of national retailers, cafés, and independent businesses including TK Maxx, McDonald's, Nando's, HMV, and several high street banks.

Description

The property comprises a well-presented, double-fronted retail unit arranged over the ground floor, previously operating as a café. Internally, the unit offers an open-plan layout with a combination of pendant and spot lighting throughout, creating a bright and welcoming atmosphere. There is a bar seating area set against the window frontage, along with space for approximately 40 covers inside and a further 20 covers outside, making it ideal for food and beverage operators.

Additional features include two WC facilities, a fully fitted commercial kitchen with extraction, and ample preparation and storage space to support a high-volume food service operation. The property also benefits from rear access, providing convenient servicing and deliveries.

The unit would be well-suited to a variety of uses, subject to the necessary consents (STNC). Fixtures and fittings currently in place may be available by separate negotiation.

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Total floor area:	1,036.13	96.26

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

The rateable value from April 2024 provided by the Valuation Office Agency is £14250. The small business rates for the financial year (2024 - 2025) is 47.1p in the £ making the rates payable approx. £7,110.75.

EPC

The property has an EPC rating of B - 33.

VAT

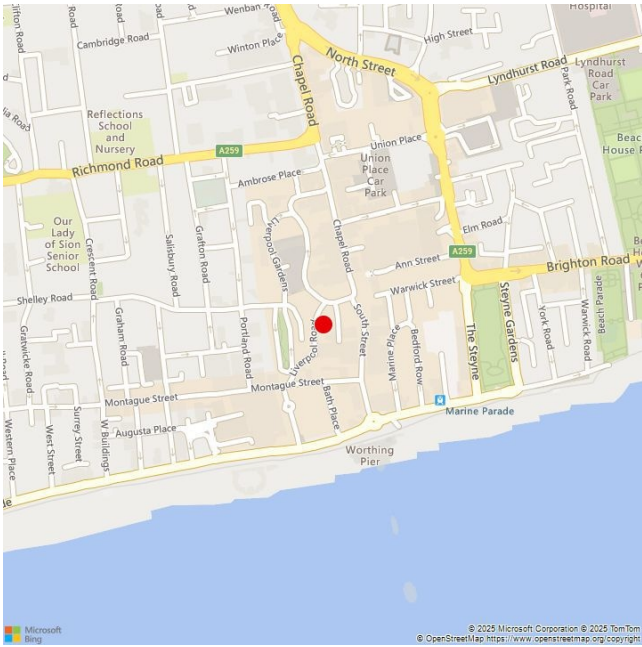
We are informed that VAT is applicable on the terms quoted.

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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