



## PRIME TOWN CENTRE RETAIL/OFFICE UNIT TO LET

- Busy Thoroughfare
- Suit a Variety of Different Uses STNC
- Centrally Located
- Air Conditioning

Interested in this property? Please contact us on 01903 792785

# 35-39 SOUTH STREET, WORTHING, WEST SUSSEX, BN11 3AW

## Location

The property is located in the heart of Worthing town centre, occupying a prominent position along South Street. Worthing is 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 property benefits from its proximity to major retailers, including Starbucks, Robert Dyas, and WH Smith, alongside a variety of independent shops.

## Description

South Street is a prominent and highly visible retail property located in the heart of Worthing town centre. Positioned within a busy commercial area, the property benefits from excellent footfall and strong transport connections.

The unit comprises a spacious open-plan retail area, enhanced by a double shop front that provides strong street presence and abundant natural light. Internally, the property is well specified, featuring CAT 5 cabling and perimeter trunking for modern connectivity needs, energy-efficient LED lighting, air conditioning, and a suspended ceiling throughout. The space also includes a kitchen area, DDA-compliant access, and well-maintained WC facilities.

In addition to the main retail area, there are two individual office rooms and a separate storage room, which presents the potential to be converted to expand the retail footprint. The property also benefits from a large basement, accessed via an internal staircase, offering significant storage capacity.

## Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Total floor area:	2,625	243.86

## 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 £45,000 per annum, exclusive.

## Business Rates

The rateable value from April 2024 provided by the Valuation Office Agency is £19,250. The small business rates for the financial year (2024 - 2025) is 47.1p in the £ making the rates payable approx. £9605.75.

## EPC

The property has an EPC rating of B - 34.

## VAT

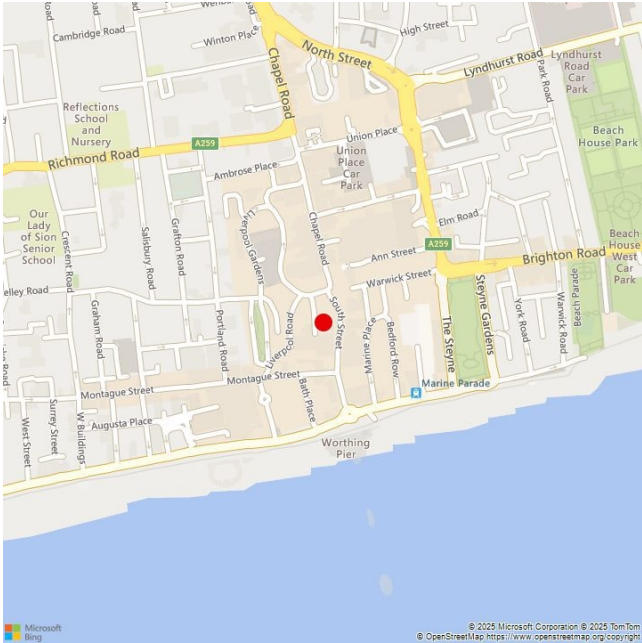
We are informed that VAT is applicable on the terms quoted.

## 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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