



PRIME TOWN CENTRE SHOP/OFFICE TO LET

- Centrally Located
- Suit a Variety of Different Uses STNC
- Busy Thoroughfare
- 100% Rate Relief (STS)
- Hot Food Uses Will Not Be Considered

Interested in this property? Please contact us on 01903 792785

27 WEST BUILDINGS, WORTHING, WEST SUSSEX, BN11 3BS

Location

Ideally situated in Worthing town centre along busy West Buildings, with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities. The nearest station is Worthing which is approximately 0.8 miles away with bus services running regularly nearby and ample street parking available.

Description

This newly refurbished ground-floor premises is ideally positioned on the popular West Buildings, just 100 yards from the seafront. The unit benefits from an attractive shop front with a shared entrance and private entry door, leading into an open-plan retail or office area. To the rear, there is an additional space which includes a WC.

The property has been renovated to a shell finish, offering a blank canvas for fit-out, and includes ample power points along with cabling provisions for CCTV installation.

Further benefits include a rear access, spot lighting and 100% rate relief (STS).

The premises would suit a variety of different occupiers (STNC).

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Total floor area:	201	18.67

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 £14,500 per annum, exclusive.

Business Rates

The rateable value from April 2024 provided by the Valuation Office Agency is £2400. The small business rates for the financial year (2024 - 2025) is 47.1p in the £ making the rates payable approx. £1197.60. 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 B - 28.

VAT

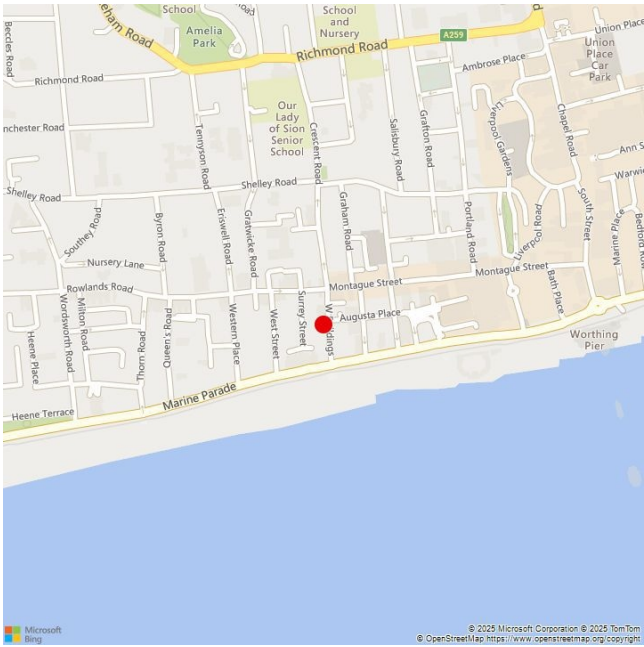
We are informed that VAT is not applicable on the terms quoted.

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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