



PRIME A2 RETAIL UNIT TO LET

8 Chapel Road, Worthing, West Sussex, BN11 1BJ

**DESCRIPTION:**

A well-presented and versatile Town Centre premises offering a ground floor A2 retail area of approximately 725 sq ft, together with useful basement storage. The property, which has most recently been occupied by an Estate Agency, is considered suitable for a variety of different users and viewing is strongly recommended.

LOCATION:

Worthing is the largest town in West Sussex. Located on the coast approximately 60 miles south of London, 10 miles west of the City of Brighton and Hove and 13 miles east of the County town of Chichester. Worthing has a resident urban population of approximately 100,000 people and a population of around 500,000 within a 13 mile catchment area. The premises are situated within the heart of the Town Centre in a prime retailing position towards the southern end of Chapel Road. Nearby occupiers include a mix of banks, retailers, eateries and office users including Starbucks, KFC, Greggs, Debenhams and Natwest Bank.

ACCOMMODATION:**Retail Area**

Maximum overall width	19'7
Maximum overall depth	42'9
Approximate area	725 sq ft

Basement

350 sq ft

Kitchenette & WC

Unmeasured

TERMS:**Lease:**

The premises are available with the benefit of a brand new lease with terms to be agreed.

Guide Rent:

£20,000 per annum.

Legal Fees:

The incoming tenant is to be responsible for both parties' legal costs unless otherwise negotiated.

RATES:

We would recommend any interested parties make their own enquiries with Adur & Worthing Borough Council.

VIEWING:

Strictly by appointment with Spratt & Son:

01903 234343

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Asset Rating for the property is E. A copy of the EPC and Recommendation Report is available upon request.



We have included in these particulars details of services and fittings we have seen within the property. Unfortunately we have been unable to test these and we cannot, therefore, vouch for their operational adequacy. Prospective purchasers are strongly advised to obtain their own independent report on these matters.

Under the Finance Act 1989 VAT may be chargeable on the sales and rentals of commercial property. It is recommended that applicants should make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.

More information:

01903 234343

www.sprattandson.co.uk



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