



TOWN CENTRE RESTAURANT TO LET

16 Warwick Street, Worthing, West Sussex, BN11 3DJ

**DESCRIPTION:**

An excellent opportunity to occupy a substantial restaurant situated in the heart of Worthing Town Centre. The property benefits from a ground and first floor restaurant offering approximately 90 covers, together with a second floor kitchen and good sized third floor staff room with mezzanine office space. The restaurant is considered suitable for a variety of different cuisines 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 in a prominent position in the heart of Warwick Street, a pedestrianised area of Worthing Town Centre, popular with bars, bistros, cafes and restaurants.

ACCOMMODATION:**Ground Floor Restaurant:**

Maximum overall depth	57'4
Maximum overall width	21'3
Approximate area	1,162 ft ²

Ladies, Gents and Disabled WCs at rear

First Floor Restaurant:

Maximum overall depth	26'7
Maximum overall width	22'6
Approximate area	595 ft ²

Separate Ladies and Gents WCs

Second Floor Kitchen

Approximate area	550 ft ²
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Third Floor Staffroom

Approximate area	445 ft ²
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Separate shower room and WC
Mezzanine office

TERMS:**Lease:**

The premises are offered under the terms of a new full repairing and insuring lease with terms to be agreed

Rent:

£35,000 per annum

Fixtures and Fittings:

We would advise that the property could be offered with some trade fixtures and fittings if required by separate negotiation.

Legal Fees:

Each side to be responsible for their own legal cost however the incoming tenant is to be responsible for the Landlord's abortive costs.

Rates:

We would recommend any interested parties make their own enquiries with Worthing Borough Council, 01903 239999

More information:

01903 234343

www.sprattandson.co.uk



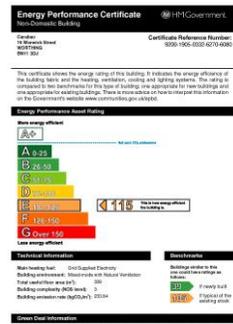
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VIEWING:

Strictly by appointment with Spratt & Son:

01903 234343

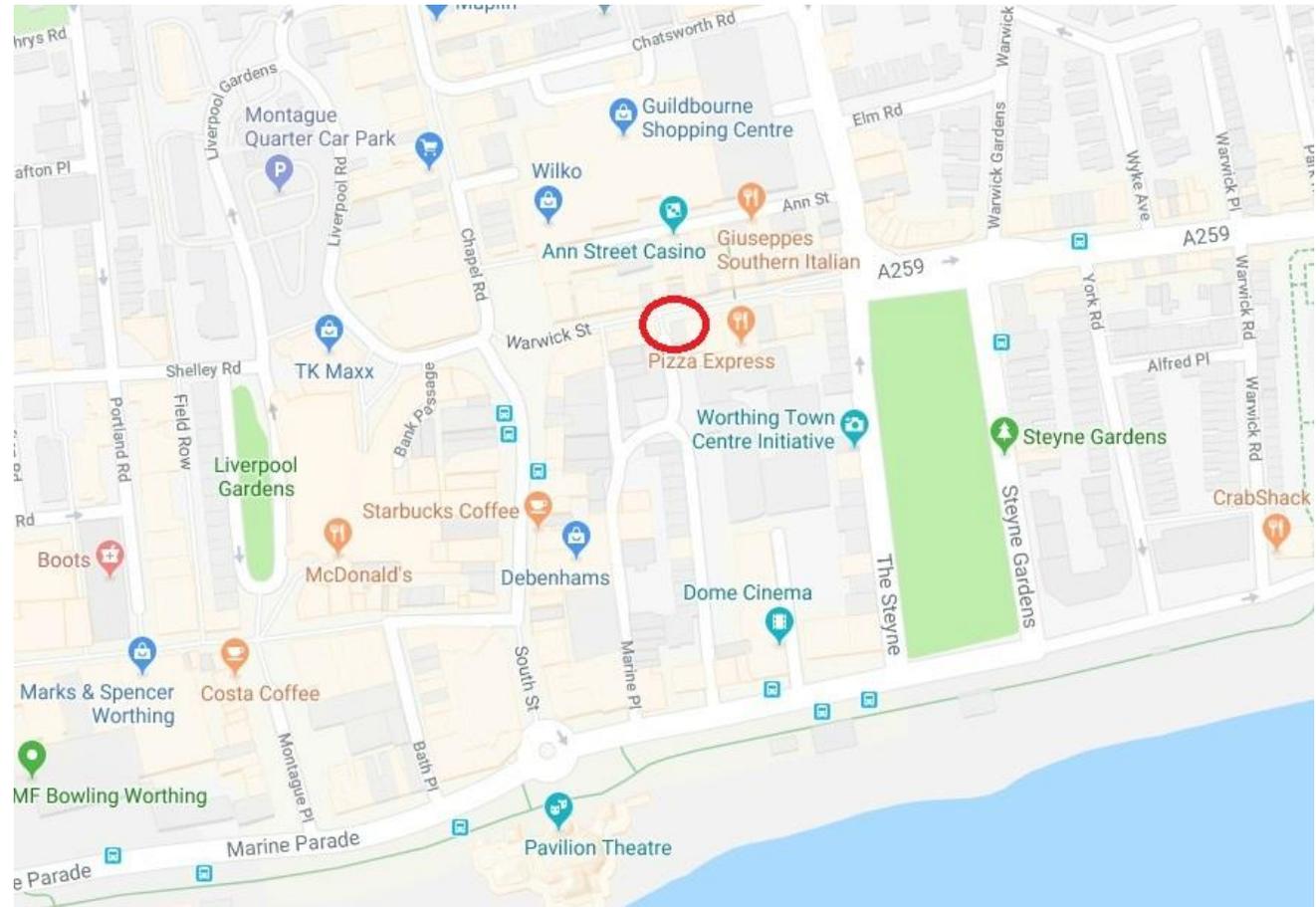
ENERGY PERFORMANCE CERTIFICATE:



Copies of the EPC and Recommendation Report are 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.

LOCATION MAP:



More information:
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www.sprattandson.co.uk



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