



FIRST FLOOR OFFICES TO LET

31a Goring Road, Worthing, West Sussex, BN12 4AR

DESCRIPTION:

The premises comprise a suite of well-presented first floor offices situated in a prominent position on a busy vehicular thoroughfare in West Worthing.

The premises benefit from a shared ground floor entrance with stairs leading to a suite of three office rooms totaling approximately 582 sq ft. There is a separate kitchen and WC.

The offices are available with the benefit of brand new lease terms and viewing is strongly recommended.

LOCATION:

Goring Road shopping parade is a popular and thriving secondary area to the west of Worthing town centre. There is free on street parking within the vicinity and local occupiers include Costa Coffee, Tesco Express, Boots and a mix of independent retailers, banks and eateries.

ACCOMMODATION:

Front Office:

Maximum overall depth 14'9
Maximum overall width 20'4
Approximate area 300 ft²

Middle Office (adjoining front office):

Maximum overall depth 13'
Maximum overall width 13'11
Approximate area 180 ft²

Back Office

Maximum overall depth 10'5
Maximum overall width 9'10
Approximate area 102 ft²

- Fitted storage cupboards
- Walk-in stationary cupboard

Kitchen Unmeasured

WC

LEASE:

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

RENT:

£7,000 per annum.

LEGAL FEES:

Ingoing tenant to be responsible for the landlord's legal costs unless otherwise negotiated prior to entering into an agreement.

RATES:

The Rateable Value for the property is £5300 and therefore any ingoing occupier would likely be rates exempt under the Small Business Rate Relief. All parties are advised to make their own enquiries with the local authority.

VIEWING:

Strictly by appointment with Spratt & Son:

01903 234343

ENERGY PERFORMANCE CERTIFICATE:

To follow

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.

These particulars are produced in good faith but are set out as a guide only. Accuracy is not guaranteed and they do not constitute any form of contract. They are issued on the understanding that all negotiations are conducted through Spratt & Son. No persons in the employment of Spratt & Son has any authority to make or give any representation or warranty whatever in relation to this property. Any intending purchaser must satisfy themselves by inspection, independent and/or otherwise as to this property.