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 **Piccola Italia**

FRESH ITALIAN DELIVERY MEALS - FOCACCIA,
OLIVE, A SUMMER D'INDIA CHICKEN CURRY,
POPPY SEED AND GRANARY ROLLS
WITH A SIDE OF CHICKEN
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PARSALI - WORLD TRAVELERS - CHICK
PEPPER LENTILS - PRESERVED & PICKLED
TOP OF PASTA - VEGETABLES
BISCOTTATI AND BISCOTTATI
LADYFINGERS AND RUM BABY - PATISSERRE CAKES
VERDURAS
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WHOLE YOGURT & YOGURT FREE PASTA
BLISTER FREE MEATS
INDIA FREE BISCUITS
LE WHICAT & CELLY FREE PASTA

Parking for
Piccola Italia
ONLY

Telephone:
01903 204725
www.piccola-italia.co.uk

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we're a way of life

FINEST MEATS & PROSCIUTTO - HAMON
TOMAHAWK STEAKS & MILANO, GARLIC
CHICKEN, CALABRIAN CHICKEN, SLASH PANCETTA, BEEF
TENDERLOIN, CALABRIAN PORK SAUSAGE,
ITALIAN RIB SAUSAGES, BACON, BACON WRAPPED
BEEF, MOZZARELLA, SICILIAN PIZZA,
PASTA, FRESH PASTA, ROGGEN & GRAIN PASTA,
HARICANS & CHEEKS, PEPPERCRON PECORINO
CHEESE, PIZZETTE, HAMON, CUCINA, TALLEGIO
CHEESE, CALABRIAN HEARTS, SUNRIED TOMATOES
CUCUMBER, ROASTED PEPPERS, FETA, A RICOTTA STUFFED
MUSHROOMS, HOLY GOLD FRESH PASTA,
BELL PEPPERS, SEAFOOD SALAD
COFFEE, LATTE, AMERICANO
COPPIA, JUICE, ESPRESSO
CAPOCCINO, ESPRESSO

L'Italia più vicina a te

01903 233325
info@corephysiofitness.com

C

PROMINENT LOCK-UP SHOP TO LET

32 South Farm Road, Worthing, West Sussex, BN14 7AE

spratt&son 
estate agents and chartered surveyors

DESCRIPTION:

The premises comprise a good sized ground floor lock-up shop with a gross internal area of approximately 793 sq ft. The shop benefits from a double-fronted retail area of approximately 390 sq ft together with ample office/storage space to the rear. Externally the premises benefit from a covered rear yard space and a front forecourt providing off road parking. The shop has previously traded for over 45 years as an Italian Deli and is considered suitable for a variety of different users. New lease terms are available and viewing is strongly recommended.

LOCATION:

Worthing is the largest town in West Sussex with 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 location within a well-established parade on a busy arterial route approaching Worthing Mainline Railway station. The location offers excellent transport links to the surrounding areas and nearby occupiers include a mix of independent retailers, eateries and the Brooksteed Alehouse.

More information:

01903 234343

www.sprattandson.co.uk

ACCOMMODATION:

Front Retail Area

Maximum overall width	15'11
Maximum overall depth	24'7
Approximate retail area	390 ft ²

Front Kitchen Area

51 ft²

Cold Store (Not working)

56 ft²

WC

Unmeasured

Middle Store

115 ft²

Lobby

28 ft²

Rear Store

95 ft²

Office

58 ft²

GROSS INTERNAL AREA **793 ft²**

External:

The premises benefit from a covered rear yard of approximately 107 sq ft and a good sized front forecourt providing off road car parking.

LEASE:

The premises are available on a new full repairing and insuring lease with terms to be agreed.

RENT:

£10,000 per annum

LEGAL FEES:

In-coming tenant to be responsible for the landlord's legal costs unless otherwise negotiated.

RATES:

The Rateable Value for the premises is £7,900 and therefore an incoming tenant may be eligible for Small Business Rates Relief. Interested parties are advised to make enquiries with the local authority as to the rates payable.

ENERGY PERFORMANCE CERTIFICATE:

Copies of the EPC and accompanying Recommendation Report are available upon request.

VIEWING:

Strictly by appointment with Spratt & Son:

01903 826911

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.

