



TOWN CENTRE LOCK UP SHOP TO LET

5 Crescent Road, Worthing, West Sussex, BN11 1RL

**DESCRIPTION:**

The property comprises a ground floor lock-up shop benefiting from a front retail area of approximately 390 sq ft together with ample storage space and WCs to the rear. The premises, which have traded for many years as a hairdressing salon, are considered suitable for a variety of different users, subject to obtaining any necessary consent. New lease terms available and viewing is recommended.

LOCATION:

The premises are situated in a good secondary trading position to the west end of Worthing Town Centre, just yards from the main pedestrianised shopping precinct of Montague Street. The premises are within a few hundred yards of the seafront and promenade and benefit from all of the usual Town Centre amenities.

ACCOMMODATION:

The premises comprise a ground floor retail unit arranged as follows:

Front Retail Area

Maximum overall depth	32'10
Maximum overall width	12'7
Approximate retail area	390 ft ²

Rear Area (North)

Maximum overall depth	14'7
Maximum overall width	7'5
Approximate retail area	108 ft ²

Rear Area (South)

Maximum overall depth	14'5
Maximum overall width	7'9
Approximate retail area	112 ft ²

Store Room

Approximate area	127 ft ²
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- Ladies and Gents WCs
- Small yard space

LEASE:

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

RENT:

£9,500 per annum

VAT:

It is recommended that prospective tenants or purchasers should make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.

LEGAL FEES:

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

RATES:

The Rateable Value for the property is £6900 and therefore any ingoing occupier would likely be subject to Small Business Rate Relief and there would be no rates payable. All parties are advised to make their own enquiries with the local authority.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Asset Rating for the property is C.

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

VIEWING:

Strictly by appointment with Spratt & Son:

01903 826911

More information:

01903 234343

www.sprattandson.co.uk



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