# LOCK-UP SHOP TO LET

33 Brighton Road, Worthing, West Sussex, BN11 3EF

spratt&son

estate agents and chartered surveyors

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**DESCRIPTION:**

The premises comprise a good sized ground floor lock-up shop occupying a prominent location on the main A259, one of the principle arterial routes leading into Worthing Town Centre.

The premises, which are considered suitable for a variety of different uses, benefit from a front retail area of approximately 500 sq ft together with ample storage, office and WC.

The property forms part of a highly visible and well established secondary parade close to Steyne Gardens and the Warwick Street pedestrianised shopping area. On-street and multi-storey parking are readily available nearby and nearby occupiers comprise a mix of independent retailers, office users and eateries.

**ACCOMMODATION:**

**Retail Area**

| | |
|---|---|
| Maximum width | 16'4 |
| Maximum depth | 30'10 |
| Approximate retail area | 500 sq ft |

| | |
|---|---|
| **Fitting Room** | 32 sq ft |
| **Rear Store** | 158 sq ft |
| **Office** | 46 sq ft |
| **Walk-in store cupboard** | |
| **WC** | |

**Basement**

| | |
|---|---|
| Maximum width | 15'11 |
| Maximum depth | 30'8 |
| Approximate area | 486 sq ft |

**APPROX.GROSS INTERNAL AREA 1222 SQ FT**

**TERMS:**

**Lease:**

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

**Guide Rent:**

£10,000 per annum

**Legal fees:**

In-going tenant to be responsible for the landlord's legal fees unless otherwise negotiated prior to entering into an agreement.

**RATES:**

The Rateable Value for the premises is £8800 and it is therefore likely that the rates will 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 as to the Rates Payable.

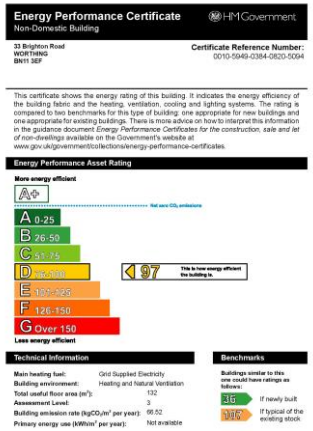
**VAT:**

We are advised that the rent is not subject to VAT.

**VIEWING:**

Strictly by appointment with Spratt & Son.

**ENERGY PERFORMANCE CERTIFICATE:**



**Energy Performance Certificate**
Non-Domestic Building

HM Government

33 Brighton Road
WORTHING
BN11 3EF

Certificate Reference Number:
0010-5949-0384-0820-5094

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

**Energy Performance Asset Rating**

More energy efficient

A+

Net zero $CO_2$ emissions

A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150

97 This is how energy efficient the building is.

Less energy efficient

**Technical Information**

| | |
|---|---|
| Main heating fuel: | Grid Supplied Electricity |
| Building environment: | Heating and Natural Ventilation |
| Total useful floor area ($m^2$): | 152 |
| Assessment Level: | 3 |
| Building emission rate ($kgCO_2/m^2$ per year): | 66.52 |
| Primary energy use ($kWh/m^2$ per year): | Not available |

**Benchmarks**

Buildings similar to this one could have ratings as follows:

16 If newly built

116 If typical of the existing stock

We may 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

RICS

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