



RESTAURANT TO LET IN PRIME SEAFRONT LOCATION

40 Marine Parade, Worthing, West Sussex, BN11 3QA

DESCRIPTION:

An excellent opportunity to occupy a ground floor restaurant situated in a prime trading location on Worthing Seafront. The premises have a private terrace with views of the seafront, promenade and Worthing Pier and an entrance leading to a well presented and fully fitted restaurant accommodating approximately 60 covers together with a bar area. To the rear of the restaurant there are Ladies and Gents WCs, a fully fitted commercial kitchen, office and ample storage including a walk-in cold room. The restaurant has traded successfully for many years as a Turkish and Mediterranean Restaurant, but is considered suitable for a variety of different cuisines with little alteration required. New lease terms are available and viewing is strongly recommended.

LOCATION:

Worthing is the largest town in West Sussex. Located on the coast approximately 10 miles west of Brighton and Hove and 13 miles east 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 occupy a prime seafront location close to Worthing Pier with nearby occupiers including a mix of bars, restaurants and cafes.

ACCOMMODATION:**Main Restaurant**

| | |
|-----------------------|---------------------|
| Maximum overall depth | 35'9 |
| Maximum overall width | 21' |
| Approximate area | 730 ft ² |

Kitchen

| | |
|-----------------------|---------------------|
| Maximum overall depth | 20'5 |
| Maximum overall width | 10'10 |
| Approximate area | 220 ft ² |

Stores 81 ft²

Cold Room 81 ft²

Office 46 ft²

Ladies WC Unmeasured

Gents WC Unmeasured

Approx. Gross Internal Area 1200 ft²

Front Terrace

There is an attractive walled terrace to the front of the restaurant which has a slightly elevated position offering views of Worthing Pier, seafront and promenade. The terrace currently sits a further 4-5 tables offering extra covers in addition the 60 within the main restaurant.



TERMS:

Lease:

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

Rent:

£25,000 per annum

Premium:

Offers are invited for the leasehold interest together with all trade fixtures and fittings.

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:

The Rateable Value for the premises is £17,000.

We would recommend any interested parties make their own enquiries as to the Rates Payable.

VIEWING:

Strictly by prior appointment with Spratt & Son.

As the restaurant is still currently trading, we would request that no direct approaches are made to staff working.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Asset Rating for the property is C.

Copies and the EPC and accompanying 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.