



REFURBISHED RETAIL PREMISES TO LET

74 Brighton Road, Worthing, West Sussex, BN11 2EN

DESCRIPTION:

An excellent opportunity to occupy a newly refurbished retail premises situated in a prominent location on a busy vehicular thoroughfare.

The versatile premises, which have a gross internal area of approximately 700 sq ft, benefit from a front retail area of approximately 420 sq ft together with office/storage space to the rear.

Externally the property benefits from a small rear yard providing private car parking spaces accessed from Merton Road to the rear.

The premises are considered suitable for a variety of different occupiers and viewing is strongly recommended.

LOCATION:

The property occupies prominent position within a well-established parade on the A259, one of the main arterial routes into Worthing. The property is situated within walking distance of Splash Point Leisure Centre, the seafront and Worthing Town Centre with its full range of shopping facilities and amenities. Nearby occupiers include a mix of independent retailers, eateries and office users.

ACCOMMODATION:**Front Retail Area**

| | |
|-------------------------|---------------------|
| Maximum overall width | 14'6 |
| Maximum overall depth | 31'11 |
| Approximate retail area | 420 ft ² |

Office/Store Room180 ft²**Staffroom**100 ft²**WC****Gross Internal Area****700 ft²****Rear Yard**

Providing one car parking space with vehicular access from Merton Road.

LEASE:

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

GUIDE RENT:

£10,000 per annum ex VAT.

VAT:

We are advised that the rent is subject to VAT.

RATES:

All parties are advised to make their own enquiries with the local authority.



More information:
01903 234343
www.sprattandson.co.uk



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LEGAL FEES:

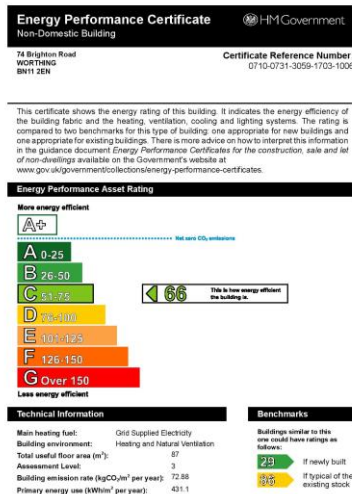
The ingoing tenant is to be responsible for both parties' legal costs unless otherwise negotiated prior to entering into an agreement.

VIEWING:

By appointment through agents, Spratt & Son:

ENERGY PERFORMANCE CERTIFICATE:

A copy of the Energy Performance Certificate and accompanying Recommendation Report is available upon request.



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