



WELL PRESENTED RETAIL SPACE WITH PRIVATE PARKING

27 Goring Road, Worthing, West Sussex, BN12 4AR

DESCRIPTION:

An excellent opportunity to occupy a versatile and well presented lock-up shop situated in the popular Goring Road shopping parade.

The premises have the benefit of good size window display, suspended ceilings with LED lighting and newly fitted carpets, kitchenette and WC.

The accommodation comprises a front retail/office area of approximately 440 sq ft, beyond which there is a separate office/store of a further 144 sq ft, kitchenette, and WC.

Externally, the property has the somewhat unique benefit of a large front forecourt area providing private space for outside display or seating, whilst to the rear of the building there is private car parking for 1-2 vehicles. We would also note that a single garage may be available be separate negotiation.

The premises, which are considered suitable for a variety of different occupiers, are available with the benefit of brand new lease terms and viewing is strongly recommended.

LOCATION:

The property is situated in an excellent trading position on the south side of the extremely popular Goring Road shopping parade.

The parade serves the densely populated local residential area and, as well as experiencing good footfall levels, is also on one of the main vehicular arterial routes across Worthing.

Nearby occupiers include a good mix of retailers, eateries and office users with Tesco Express, Boots, Costa Coffee and Co-Op all represented within the locality.

ACCOMMODATION:

Main Retail Area
Maximum overall depth 27'5
Maximum overall width 16'
Approximate area 440 ft²

Rear Office 144 ft²

Kitchenette/Tea Station
WC



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



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LEASE:

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

RENT:

£16,500 per annum.

LEGAL FEES:

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

VAT:

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

RATES:

The Rateable Value for the property is £11,000. We would expect that any ingoing occupier would likely be rates exempt under the Small Business Rate Relief, however all parties are advised to make their own enquiries with the local authority.

VIEWING:

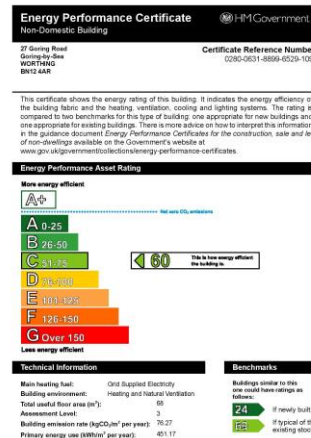
Strictly by appointment with Spratt & Son:

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ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Asset Rating for the property is C: 60.

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



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 tenants 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.

