



## TOWN CENTRE RETAIL PREMISES TO LET

28 Portland Road, Worthing, West Sussex, BN11 1QN



**DESCRIPTION:**

A deceptively spacious two storey retail premises offering a ground floor area of approximately 1,115 sq ft, together with a further 810 sq ft at first floor level. The property, which has most recently traded as a kitchen and furniture showroom, is considered suitable for a variety of different occupiers subject to obtaining any necessary consents. The premises are available with the benefit of a brand new lease term and viewing is strongly recommended.

**LOCATION:**

Worthing is the largest town in West Sussex. Located on the coast approximately 60 miles south of London, 10 miles west of the City of Brighton and Hove and 13 miles east of the County town of 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 are situated within the heart of the town centre to the southern end of Portland Road, just yards from the pedestrianised shopping precinct of Montague Street with nearby occupiers including Boots and Marks & Spencer.

**ACCOMMODATION:****Ground Floor:**

Maximum overall depth	65'9
Maximum overall Width	18'2
Approximate floor area	1115 ft <sup>2</sup>

**First Floor:**

<i>Currently divided into showroom and offices</i>	
Maximum depth	46'2
Maximum width	18'4
Approximate floor area	810 ft <sup>2</sup>

**WC****TOTAL GROSS INTERNAL** 1925 ft<sup>2</sup>**TERMS:****Lease:**

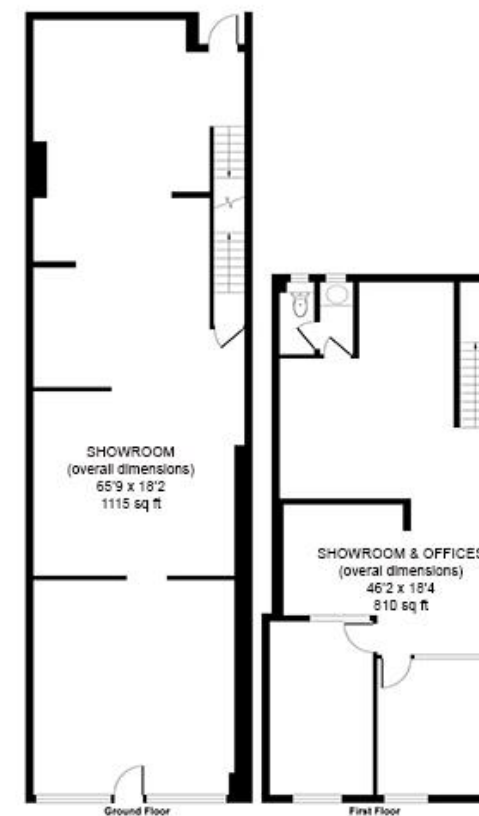
The premises are offered with the benefit of a brand new lease with terms to be agreed

**Guide Rent:**

£25,000 per annum

**Legal Fees:**

Ingoing tenant to pay the landlord's legal costs unless otherwise negotiated prior to entering into an agreement.

**FLOOR PLAN:**

These plans are for representation purposes only and should be used as such for prospective purchasers. Any measurements scaled from this plan should be treated as approximate and checked on site. Whilst every attempt has been made to ensure the accuracy of these plans no responsibility is taken for any error or omission.  
Produced by Elements Property

More information:

01903 234343

[www.sprattandson.co.uk](http://www.sprattandson.co.uk)



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**RATES:**

Rateable value           £26,000.00

These figures are for information only and we would recommend any interested parties make their own enquiries with Worthing Borough Councils rates department to establish the rates payable.

**VIEWING:**

Strictly by appointment with Spratt & Son:

**01903 234343**

**ENERGY PERFORMANCE CERTIFICATE:**

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



All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. 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.

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VAT: 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**



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