



## **FORMER CAR BODY REPAIR CENTRE TO LET**

Woods Way, Goring-By-Sea, Worthing, West Sussex, BN12 4QY

**DESCRIPTION:**

Spratt and Son Commercial are delighted to bring to the market this excellent opportunity to occupy a former Car Body Repair Centre which is considered suitable for a variety of different occupiers, subject to obtaining any necessary consents.

The premises have a gross internal floor area of approximately 6,500 sq ft with accommodation comprising reception offices, workshop with three roller shutter door access points, staffroom and WCs.

Externally the property has a front forecourt area providing car parking and a large gated yard space which has the benefit of a partial canopy.

The property is situated in the well established Goring Business Park to the west of Worthing town centre. The location benefits from good transport links to the wider surrounding areas with easy access to the A259 and A27 trunk roads.

New lease terms are available and viewing is strongly recommended.

Please call for further information.



**More information:**  
**01903 234343**  
**[www.sprattandson.co.uk](http://www.sprattandson.co.uk)**



These particulars are produced in good faith but are set out as a guide only. Accuracy is not guaranteed and they do not constitute any form of contract. They are issued on the understanding that all negotiations are conducted through Spratt & Son. No persons in the employment of Spratt & Son has any authority to make or give any representation or warranty whatever in relation to this property. Any intending purchaser must satisfy themselves by inspection, independent and/or otherwise as to this property.

**ACCOMMODATION:**

RECEPTION OFFICES	405 sq ft
WORKSHOP	6029 sq ft
STAFFROOM	95 sq ft
WCs	Unmeasured

**GROSS INTERNAL AREA**      **6,529 sq ft**

**EXTERNAL:**

The property has a front forecourt area providing car parking and a large gated yard space which has the benefit of a partial canopy.

**LEASE:**

The premises are available on a new full repairing and insuring lease with terms to be agreed.

**GUIDE RENT:**

£45,000 per annum

**VAT:**

We are advised that the rent is subject to VAT.

**LEGAL FEES:**

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

**RATES:**

The Rateable Value for the property is £33,250.

Interested parties are advised to make their own enquiries as to the Rates Payable.

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Asset Rating for the property is C: 59.

Copies of the Energy Performance Certificate and accompanying Recommendation Report are available upon request.

**VIEWING:**

Strictly by appointment through agents, Spratt & Son

**01903 826911**

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.



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