



## PROMINENT RETAIL PREMISES WITH PARKING TO LET

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



**DESCRIPTION:**

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

The versatile premises, which have traded as a beauty salon for many years, have a gross internal area of approximately 700 sq ft with accommodation comprising a front retail area of approximately 390 sq ft together with offices/stores/treatment rooms to the rear.

Externally the property benefits from a rear yard providing private 2-3 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 adjacent to the new Bayside development and within walking distance of Splash Point, 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.



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



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## ACCOMMODATION:

### Front Retail Area

Maximum overall width	14'6
Maximum overall depth	33'3
Approximate floor area	390 ft <sup>2</sup>

Rear room 1	31 ft <sup>2</sup>
Rear room 2	49 ft <sup>2</sup>
Rear room 3	85 ft <sup>2</sup>
Rear room 2	145 ft <sup>2</sup>
WC	

**Gross Internal Area**                    **700 ft<sup>2</sup>**

### Rear Yard

Providing car parking for 2-3 cars with vehicular access from Merton Road.

## TERMS:

### Lease:

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

### Guide Rent:

£12,000 per annum ex VAT.

### VAT:

We are advised that the rent is subject to VAT.

## RATES:

The Rateable Value for the property is £6,600 and therefore it is likely that any occupier would be eligible for rates exemption under the Small Business Rates Relief scheme.

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

## LEGAL FEES:

The incoming 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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