



PROMINENT LOCK-UP SHOP TO LET
32 South Farm Road, Worthing, West Sussex, BN14 7AE

**DESCRIPTION:**

The premises comprise a good size ground floor lock-up shop with a gross internal area of approximately 788 sq ft. The shop benefits from a double-fronted retail area of approximately 390 sq ft together with ample office/storage space to the rear. Externally the premises benefit from a covered rear yard space and a front forecourt providing off road parking. The shop has previously traded for over 45 years as an Italian Deli and is considered suitable for a variety of different users. New lease terms are available and viewing is strongly recommended.

LOCATION:

Worthing is the largest town in West Sussex with 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 in a prominent location within a well-established parade on a busy arterial route approaching Worthing Mainline Railway station. The location offers excellent transport links to the surrounding areas and nearby occupiers include a mix of independent retailers, and eateries.

ACCOMMODATION:**Front Retail Area**

Maximum overall width	15'11
Maximum overall depth	24'7
Approximate retail area	390 sq ft

Side Area

45 sq ft

Cold Store (Not working)

56 sq ft

WC

Unmeasured

Middle Office Area

105 sq ft

Kitchen

135 sq ft

Rear Store

57 sq ft

GROSS INTERNAL AREA 788 ft²**External:**

The premises benefit from a covered rear yard of approximately 107 sq ft and a good size front forecourt providing off road car parking.

LEASE:

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

RENT:

£11,000 per annum

LEGAL FEES:

In-coming tenant to be responsible for the landlord's legal costs unless otherwise negotiated.

RATES:

The Rateable Value for the premises is £7,900 and therefore an incoming tenant may be eligible for Small Business Rates Relief. Interested parties are advised to make enquiries with the local authority as to the rates payable.

ENERGY PERFORMANCE CERTIFICATE:

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

VIEWING:

Strictly by appointment with Spratt & Son:

01903 234343

We 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 purchasers 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.

More information:

01903 234343

www.sprattandson.co.uk



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