



544 Sq Ft Prominent Retail Premises To Let
35 Goring Road, Worthing, West Sussex, BN12 4AR
£13,000 per annum

Michael
Jones
& Company

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

Location

The premises are in a busy shopping parade on the south side of Goring Road, benefitting from superb window frontage. Worthing town centre is within 2 miles distance. Durrington and West Worthing railway stations are both within easy reach and the seafront and promenade is approximately ½ a mile to the south. The parade has a good variety of retail and office users with nearby occupiers including Iceland, Tesco Express, major banks and building societies and various other local retailers.

Description

The premises comprise of a ground floor lock up shop and are ready for immediate occupation. The shop has a bright, open plan feel and is fitted with suspended ceiling, ample electrical points, wood effect floor throughout, alarm system, illuminated down lighters to fascia, and will also benefit from a new shop front with a gross window frontage of 13' (to be installed). The property comprises: main retail area, WC and kitchen facilities, lean to and also a small storage shed to the rear. The property currently has A1 retail use however, alternative uses may be considered subject to gaining the necessary planning consent with the landlords prior approval.

Accommodation

Retail Area	436 sq ft
Rear Store	42 Sq ft
Rear Shed	66 sq ft
Total Area	544 sq ft

Tenure

The property is available by way of a new effective FR&I lease with terms to be negotiated and agreed.

Rent

£13,000 per annum

Business Rates

According to the VOA website the premises has a rateable value of £10,250. Tenant may benefit from zero rates subject to status. Interested parties are asked to contact Worthing Borough Councils rates department on 01903 221061 to establish any rates relief that may be applicable.

Legal Fees

Each party to pay their own legal costs unless otherwise agreed.

Viewing

Strictly by appointment through Michael Jones Commercial.

EPC

An EPC on this property is available upon request.



All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings. Misrepresentation Act: These particulars are produced in good faith and believed to be correct, however, neither Michael Jones nor their client guarantees their accuracy nor are they intended to form any part of a contract. No person in Michael Jones employment has authority to give representation or warranty in respect of this property.

VAT: Under the Finance Act 1989 VAT may be chargeable on the sales and rentals of commercial property. Applicants are advised to make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement

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