



## Double Fronted Retail Unit To Let in Town Shopping Centre

Unit 25, Guildbourne Shopping Centre, Worthing, West Sussex, BN11 1LZ

£20,000 per annum

Michael  
**Jones**  
& Company

## Unit 25, Guildbourne Shopping Centre, Worthing, West Sussex, BN11 1LZ

### Location

Worthing is the largest town in West Sussex with a population approaching 100,000 people and with a shopping catchment of 250,000. Situated 10 miles west of Brighton and approximately 20 miles east of Chichester. Worthing in itself is an established shopping location with many major stores including H & M, Topshop, Marks & Spencer, Debenhams, Beales, Starbucks and Pandora.

### Description

The Guildbourne Shopping Centre is anchored by retailer Wilko, this being one of its top performing outlets across the UK. The centre is linked to a 650 space multi storey car park which is approached via the High Street. There are several entrance points with access from Chatsworth Road, Ann Street and South Street Square. The premises comprise a ground floor sales area with ancillary space to rear, a first floor which provides further storage areas, and WC/kitchen facilities.

### Accommodation

The property has the following approximate floor areas:

Ground Floor	1300 sq ft
First Floor	655 sq ft
<b>Total</b>	<b>1955 sq ft</b>

### Service Charge

Each unit is responsible for service charge and insurance for the centre. Further details are available through the letting agents.

### Tenure

The premises is available on a new lease with terms to be negotiated and agreed.

### Rent

£20,000 per annum

### VAT

We are informed that VAT is charged on the rent, service charge and building insurance.

### Business Rates

The rateable value according to the VOA website is £12,000 meaning that the unit may benefit from small business rates relief. Further details are available by contacting the local rates department at Worthing Borough Council on 01903 221061.

### EPC

An EPC is available upon request.

### Legal Fees

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



### Viewing

Strictly by appointment through Michael Jones Commercial.

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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