



**16-18 Chapel Road, Worthing, West Sussex, BN11 1BJ**

**RETAIL UNIT TO LET**  
**PROMINENT RETAIL POSITION**  
**1,130 SQ FT (104.98 SQ M)**

 **COLYER**  
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# 16-18 CHAPEL ROAD, WORTHING, WEST SUSSEX, BN11 1BJ

## Location

The property occupies a prominent trading position on the eastern side of Chapel Road, a short distance from Montague Street and the Guilbourne Shopping Centre which offers plenty of public parking.

Worthing is a popular seaside town with a population of 100,000 with the centre providing a comprehensive range of shopping facilities. Retailers of note within the immediate vicinity include Tesco Express, British Heart Foundation, Clearwell Mobility, Age Concern and King & Chasemore Estate Agents.

## Description

The premises are arranged over ground floor only with the following features:

- Small shared rear yard with access to Chatsworth Road
- Store room / Kitchen Area to the rear
- Ladies and Gents WC accommodation
- UPVC Framed shop front
- Electric heaters and/or air conditioning units

## Accommodation

The premises have been measured on a Net Internal Basis as follows:

	Sq Ft	Sq M
Ground Floor Sales	963	89.46
Ground Floor Ancillary	150	13.93
<b>TOTAL</b>	<b>1,130</b>	<b>104.98</b>

## Terms

Available to let on a new lease for a term to be agreed and within the Landlord & Tenant Act 1954.

## Rent

£30,000 per annum exclusive of VAT.

## Business Rates

According to the VOA (Valuation Office Agency) the property has a rateable value of £19,000. Please contact Worthing District Council to ascertain if any rates assistance is applicable to the business.

## VAT

We understand VAT is not chargeable on the rent.

## EPC Rating

The property has an EPC rating of C (74). A copy of the EPC is available on request.

## Legal Costs

Each party is to be responsible for its own legal costs incurred in this transaction.

## AML

In accordance with anti-money laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds.

## Viewing

Strictly by appointment with the sole letting agents.

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