



TO LET
£17,500 PAX

18 Brighton Road, Worthing BN11 3ED



- Ground Floor Shop
- EPC: E - 106
- 1,453 sq ft

LOCATION

The property is situated on the A259 in a secondary parade of shops, close to the Steyne Gardens and pedestrianised Warwick Street.

Nearby occupiers include, The Laughing Dog Cafe, MB Grocers, The Flour Pot Bakery, Cow & Oak & Pad Pad Thai restaurant.

DESCRIPTION

The property comprises of a good size ground floor retail area, a large Storeroom at the rear of the property with rear access, a kitchen and 2 x WC's.

RENT

Asking rent of £17,500 per annum exclusive.

LEASE

A new effective full repairing and insuring lease available on terms to be agreed.

Available from end of May 2025

LEGAL FEES

Each side are responsible for their own legal costs

EPC RATING

E - 106

Copies of the EPC's and Recommendation Reports are available upon request.



Ground Floor

Retail Space	565 sq ft
Rear Storeroom	888 sq ft
Kitchen	
WC x2	

All measurements are approximate NIA

BUSINESS RATES

Rateable Value: £14,000

We would recommend any interested parties make their own enquiries as to the Rates Payable. Businesses may be entitled to some small Business Rate Relief, for further details please contact Arun Borough Councils rates department on 01903 737827.

VIEWINGS AND FURTHER INFO

Strictly by prior appointment with Spratt & Son.

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