



TOWN CENTRE LOCK-UP SHOP TO LET

5 PORTLAND SQUARE, PORTLAND ROAD, WORTHING, WEST SUSSEX, BN11 1QH

£8,000 per annum

CD Clifford Dann

LOCATION

Portland Square is a mixed retail and office development in the heart of Worthing town centre, located just off the prime shopping area of Montague Street, within 300 yards of Marks & Spencer, Boots, Superdrug and J D Sports. In recent times, Portland Road has become a popular spot due to the success of Woods Burger Kitchen and The Libertine Bar.

Worthing has a population of 100,000 and a shopping catchment of 250,000. There are several pay and display car parks close to the property.

ACCOMMODATION

The premises comprise a ground floor lock-up shop with front main sales area and rear WC. The property is mid-terrace and benefits from a paved area to the front which could provide a useful outside display area, subject to any required consents from the local council. We understand the shop has consent for A1 and A2 use. The property has the following dimensions and gross internal floor areas:

Shop: 33.05 ft x 10.58 ft = 350 sq ft approx
Rear store/WC 4.85 ft x 10.64 ft = 51.59 sq ft approx

Total area: 401 sq ft

VAT

VAT is applicable for both the rent and Service Charge on this property.

SERVICE CHARGE

The property is subject to a Service Charge contribution towards the Portland Square development, with further details available upon request.

Important Notice:

Clifford Dann, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Clifford Dann have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

TENURE

The property is available by way of a new FR&I lease with terms to be negotiated and agreed, from August 2017.

LEGAL COSTS

Each party to be responsible for their own legal costs, unless otherwise agreed.

EPC

An Energy Performance Certificate is available upon request.

BUSINESS RATES

The property has a Rateable Value of £9,000 and therefore tenants may be entitled to 100% rate relief. Parties are advised to contact Worthing & Adur District Council Business Rates department on 01903 221061 or for further information, www.voa.gov.uk/rli

VIEWING

Strictly by prior appointment through Clifford Dann
Contact: Giles Maude - 01273 407470
E-mail: gmaude@clifforddann.co.uk

or via our joint agents
Michael Jones Commercial - 01903 201212.
Contact: Mikael Goldsmith
Email: mikaelgoldsmith@michaeljones.co.uk

NB: In accordance with the Estate Agents (Provisions of Information) Regulations 1991 we are required to state that a Member of this firm has an interest in the freehold of this property.

CD Clifford Dann

chartered surveyors and estate agents

Albion House, Albion Street, Lewes, East Sussex BN7 2NF
Tel: 01273 477022 Fax: 01273 480345 Fax: 01273 480345
E-mail: lewes@clifforddann.co.uk www.clifforddann.co.uk