

## TO LET OR FREEHOLD FOR SALE

## SUBSTANTIAL RETAIL UNIT WITH UPPER PARTS

ONLY £15K PA  
YEAR ONE RENT

822 sq ft (76 sq m) sales / in all 2,210 sq ft (205 sq m)

**WESTERN END OF POPULAR WARWICK STREET**



**11 Warwick Street  
Worthing  
West Sussex BN11 3DF**

The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.

**Aston Rose offers a wide range of professional property services, including the following:**

**Property Management**  
giulianosantoro@astonrose.co.uk

**Investment**  
kenmorgan@astonrose.co.uk

**Building Surveying**  
jamescoulling@astonrose.co.uk

**Sales, Lettings & Acquisitions**  
paulbrierley@astonrose.co.uk

**Landlord and Tenant, Rating**  
johnwilliams@astonrose.co.uk

**Valuation**  
duncanpreston@astonrose.co.uk

### Location

Worthing functions as a sub-regional shopping centre and is located some 14 miles west of Brighton and 16 miles east of Chichester.

The town has a resident population of over 100,000 and a significant catchment of 250,000 people. Most major retailers are represented with Beales, Debenhams, Marks and Spencer, H & M, River Island, Boots, TK Maxx, BHS and Next being longstanding occupiers.

Warwick Street is a very central busy pedestrianised precinct offering a variety of retail and restaurant/café premises. Nearby occupiers include Ask, Jessops and HSBC.

### Description

A prominent ground floor lock up shop with 1st to 3rd floor stores/offices. The unit is serviced from the rear via a small yard area accessed from Ann Street. The premises have first floor kitchen and wc facilities. The shop has a suspended ceiling with integral lighting and fitted changing rooms at the rear.

### Accommodation ((Approximate Net Internal)

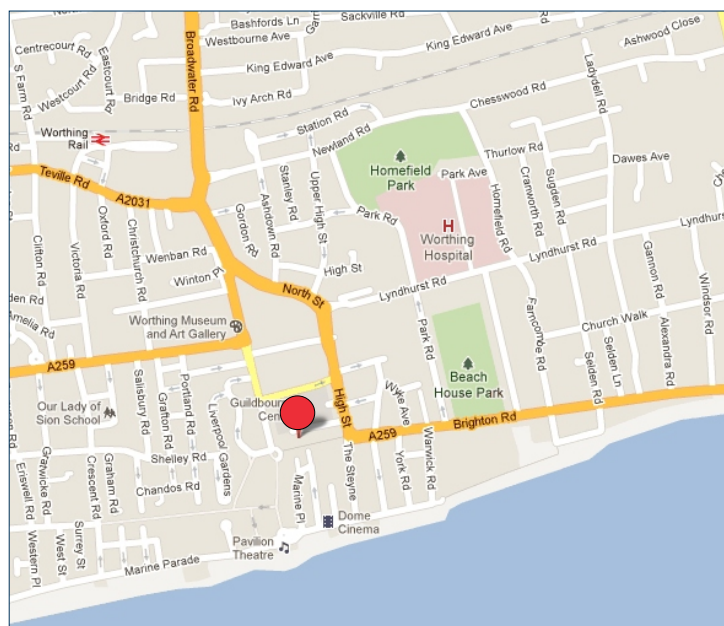
Built Depth	64'	(19.45 m)
Shop Width	17'3"	(5.27 m)
Retail Sales Area	822 sq ft	(potential to expand this area by a further 200 sq ft)
Gross Frontage	18'	(5.48 m)
First Floor	404 sq ft	(37.5 sq m)
Second Floor	415 sq ft	(38.6 sq m)
Third Floor	353 sq ft	(32.8 sq m)

### Terms

Offered with full vacant possession. A new full repairing and insuring lease on terms to be agreed.

### Rent

£24,950 per annum exclusive. For a lease of 3 years plus, a rent of £15,000 in year one. Details on application.



### Rent Deposit

A rent deposit maybe required subject to tenant status.

### For Sale

The freehold can be purchased for £325,000.

### Business Rates

As listed on the 2010 Rating List the premises has a Rateable Value of £27,000. Rate payable 2011/12 approx £11,556. Interested parties are advised to verify this information with Worthing Borough Council.

### Legal Costs

Each party to pay their own legal costs incurred.

### Viewing

Strictly by prior appointment with sole agents Aston Rose. Please contact:

**Paul Brierley of Aston Rose on 01903 507751**  
paulbrierley@astonrose.co.uk

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