

WORKSHOP / STUDIO

854 ft² / 79.3 m²

TO LET



UNITS 4 & 6, 65-67 VICTORIA ROAD

WORTHING BN11 1UN



**GRAVES
SON &
PILCHER**

01273 321 123

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Location

Situated in a prominent location on Victoria Road just 100 yards from Worthing Train Station, which provides regular services to Brighton, Gatwick Airport & London Victoria. The town centre is also within easy walking distance to the property where all amenities can be found.

To the north there are links to the A27 bypass providing access to the A24/A283 and the national motorway network via the M25.

Description

A chance to occupy this well presented unit which would suit a variety of commercial users. The accommodation is configured over ground floor and comprises main open plan studio with separate reception area, shower rooms and w/c facility. The site was previously used as a hot yoga studio.

- ◆ Newly decorated throughout
- ◆ Vinyl flooring throughout
- ◆ Shower and w/c facilities
- ◆ Strip lights

Accommodation

Ground Floor Studio	707 ft ²	65.6 m ²
Total Accommodation	854 ft ²	79.3 m ²

Terms

A new full repairing and insuring lease at a guide rent of £12,500 per annum exclusive, for a term to be agreed subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees.

Premium

Offers are invited at a guide premium of £2,000 for fixtures and fittings.

Rateable Value To be assessed

EPC Rating E 106

In accordance with the Estate Agent Act 1979, we hereby confirm that Graves Son & Pilcher LLP has an association with the landlord of this property.

Viewing by appointment with sole agent **Graves Son & Pilcher LLP**



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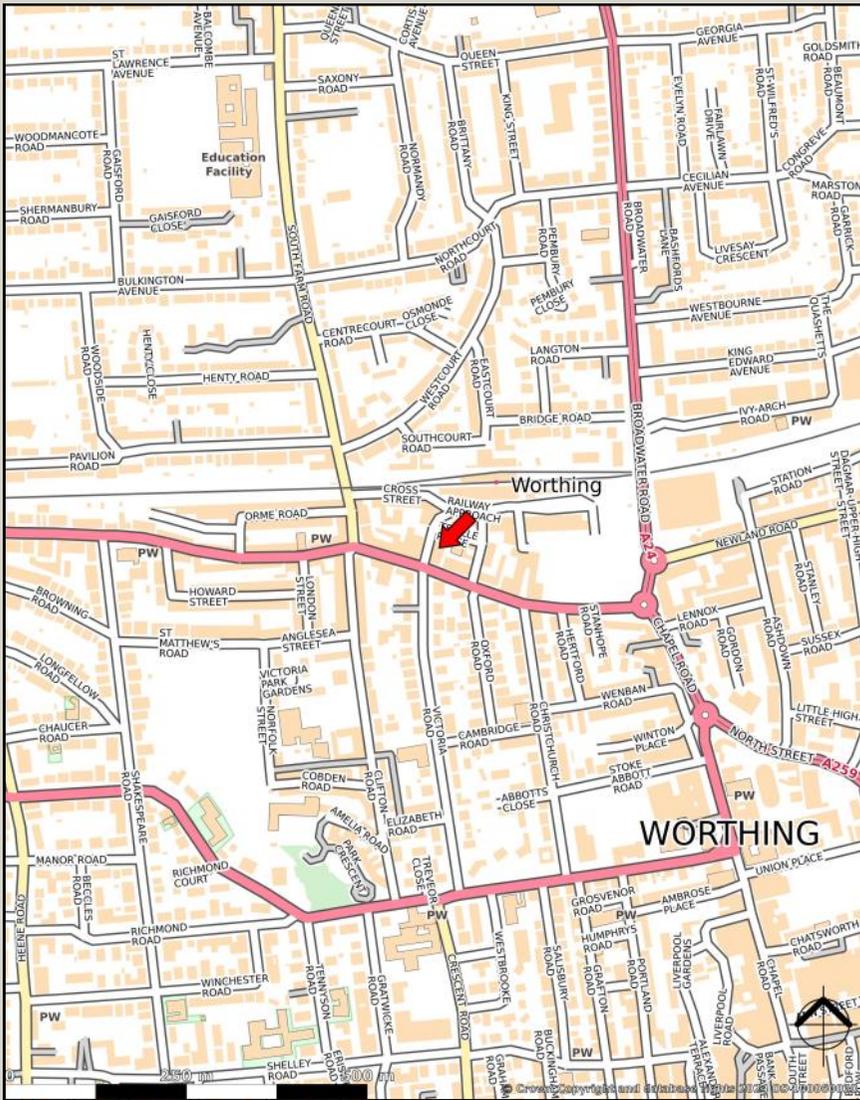
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amenities and services not tested
measurements are approximate



Graves Son & Pilcher for themselves and for the vendor or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property. The mention of services, heating / cooling systems, appliances or other plant / amenities does not imply they are tested or in working order. Prospective occupiers or purchasers should make their own investigations before finalising any agreement to lease or purchase.



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