



Town Centre First Floor Sui Generis unit with Premises Licence

Global House

Portland Square, Portland Road, Worthing,
BN11 1QH

Class E Retail / Leisure, Office

TO LET

2,182 sq ft

(202.71 sq m)

- Worthing town centre location
- Sui Generis, could be converted back to Class E
- Premises licence 5-11pm Thursday, Friday, Saturday & 11-11pm Sunday
- Would suit a variety of commercial uses, subject to landlord approval
- Private car park for up to 3
- CCTV

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Summary

Available Size	2,182 sq ft
Rent	£25,000 per annum
Rateable Value	£19,250 According to the Valuation Office Agency website
VAT	Applicable. We are informed that VAT is charged on the quoting terms
Legal Fees	Each party to bear their own costs
EPC Rating	E (114)

Description

An opportunity to occupy well-presented first floor premises within the heart of Worthing town centre, which could be suitable for a variety of commercial uses. The space is currently used as a comedy club and has a Sui Generis use class with premises licence.

It benefits from 2 separate entrances, one from Chandos Road and the other from Portland Road, and also a further door leading directly to the private car park.

Internally the layout is mainly of an open plan nature, with various smaller meeting, rooms, private offices, a kitchenette and x 4 WC's. Most of the internal walls are partition, therefore there is scope to create an open plan floor plate should this be required. Please note that there is no passenger lift within the building.

Accommodation

The accommodation comprises the following approximate areas:

Floor/Unit	sq ft	sq m
Ground	176	16.35
1st	2,062	191.57
Total	2,238	207.92

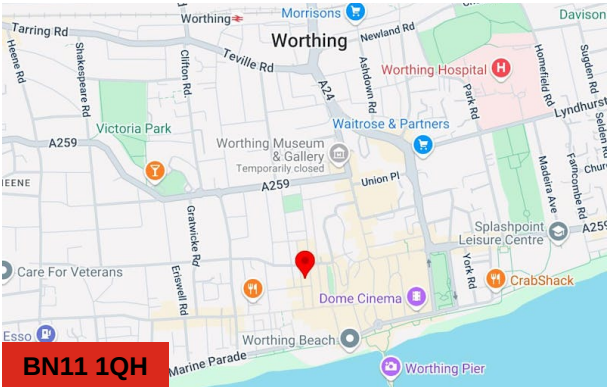
Location

The property occupies a prominent position within Worthing Town Centre at the junction of Chandos Road and Portland Road, which links directly to Montague Street. Local bus routes are nearby, with Worthing mainline station being approximately 0.6 miles away. Nearby occupiers including Boots, Superdrug, Marks & Spencer's, Costa Coffee, The Libertine Social and Pandora.

Worthing is a popular seaside town, 11 miles to the east of Brighton and 19 miles to the West of Chichester.

Tenure

The property is available by way of a new effective full repairing and insuring lease, by way of a service charge, for a term to be negotiated and agreed. The commencing rent is £25,000 per annum exclusive, subject to rent reviews at appropriate intervals. VAT applicable.



Viewing & Further Information

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