CD Clifford Dann

chartered surveyors & estate agents

Unit 2, Portland Square
Portland Road
Worthing BN11 1QH

TOWN CENTRE LOCK UP SHOP TO LET

LOCATION

Portland Square is an established parade of mixed retail and office development in the heart of the town centre, running north of Montague Street and parallel to Chapel Road. The premises are in a prime location close to main bus stops. Other nearby occupiers include Toni & Guy, Starbucks, Beales, KFC, Superdrug, Robert Dyas & W H Smith.

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RICS

Commercial & Business Transfer Agents Valuers
Auctioneers Planning & Development Advisers Building Surveyors
Residential & Lettings Agents Property Management

Clifford Dann and the seller state: 1) These particulars are produced in good faith, are set out as a general guide and do not constitute part of a contract. 2) No person in the employment of, or consultant to Clifford Dann has the authority to make representation or warranty in relation to this property.

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DESCRIPTION

A prominent ground floor shop unit with good window display. The shop is considered suitable for a variety of A1 and A2 retail uses.

DEMISE

Comprising a lock-up shop, the accommodation has the following approximate internal floor area:

Ground Retail Area	355 sq ft	32.98 sq m

RATES

Rateable Value: £8,700. The Uniform Business Rate for the year 2019/2020 is 0.491p in the £.

LEGAL FEES

Each party to be responsible for their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate rating E.

SERVICE CHARGE

Charge for the current year £1,024.62 per annum plus VAT.

TERMS

A new lease to be agreed for a term by arrangement. £8,900 plus VAT per annum.

N.B: In accordance with the Estate Agents (Provision of Information) Regulation 1991, we inform you that a member of this firm has an interest in the freehold of this property.

VIEWING

For further information or to arrange an inspection please contact sole agents:-

Jim Groves

CLIFFORD DANN
Direct line: 01273 407920
Front Office: 01273 477022
Email: jgroves@clifforddann.co.uk

CODE OF PRACTICE ON COMMERCIAL LEASES

Please be aware that the Code of Practice on Commercial Leases in England and Wales recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before entering into or signing a business tenancy or lease agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk

Neither the Lessor nor the Agents gives or implies any warranty that the premises are fit for any particular use or that they comply with any relevant regulation or statutory requirement. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The tenant is advised to obtain verification from their Solicitor or Surveyor before proceeding.

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