



292 Goring Road  
Goring-by-Sea, Worthing BN12 4PE

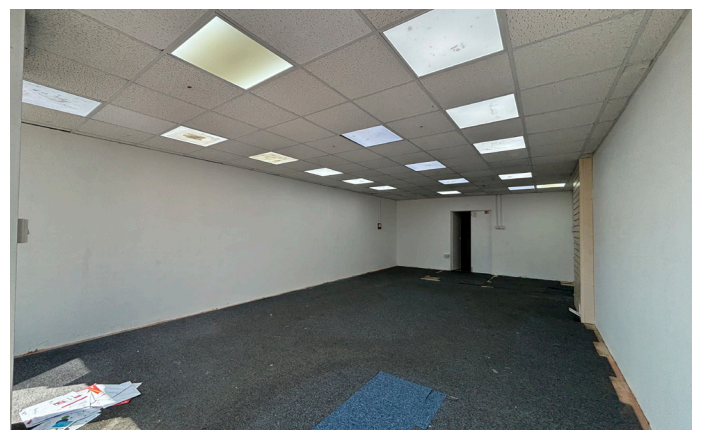
**TO LET**

### E CLASS UNIT

55.78 Sq M (600 Sq Ft)

#### Key Features:

- Self contained access
- Situated in a busy pedestrian & vehicular thoroughfare
- New lease available
- Suitable for a variety of uses (STP)
- Rent £15,000 per annum
- Available immediately





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## Location

Goring-by-Sea is a well-established suburb of Worthing, situated approximately 2.5 miles west of Worthing town centre. Worthing is a popular seaside resort located around 11 miles west of Brighton. The town benefits from excellent road connections, lying at the junction of the A27 (coastal route) and the A24, providing easy access to the wider region.

The property occupies a prominent position on the south side of Goring Road (A259), the main arterial route and retail thoroughfare through Goring-by-Sea. Nearby occupiers include Sainsburys, Capital hair and beauty, Dominos, Sussex Audiology Centre and Kamsons Pharmacy.

Goring-by-Sea Railway Station is located approximately 0.8 miles to the north-west, offering regular services to Brighton, Worthing, and London.

## Accommodation

The property is arranged as a self contained ground floor unit with kitchen and WC to the rear.

The property has the following approximate NIA:

Floor	Sq M	Sq Ft
Ground Floor	55.78	600

## Planning

We understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

## Terms

The property is available to let by way of a new effective full repairing and insuring lease for a term to be agreed at a commencing rent of £15,000 per annum, exclusive of rates, building insurance, service charge, heating, lighting, etc.

## Business Rates

Rateable Value 2023: £12,250

## EPC

TBC

## VAT & Legal Fees

Rents and prices are quoted exclusive but may be subject to VAT. Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

## Viewings and Further Information

Please contact sole agents Flude Property Consultants:

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