



**Prominent Town Centre A3 Restaurant To Let - 3370 Sq Ft**

**47-49 Chapel Road, Worthing, West Sussex, BN11 1EG**

**Rent £69,500 per annum (No Premium)**

Michael  
**Jones**  
& Company

## 47-49 Chapel Road, Worthing, West Sussex, BN11 1EG

### Location

Worthing is a popular seaside town which is located approximately 11 miles west of the city of Brighton & Hove and approximately 18 miles east of Chichester. The property occupies a prominent position on Chapel Road close to the junction of Liverpool Gardens and Chatsworth Road. Occupiers nearby include **British Heart Foundation, William Hill, Slug and Lettuce, The Three Fishes and Worthing Connaught Theatre and Cinema.**

### Description

The premises comprise of a substantial ground floor restaurant which has recently been refurbished. The Main trading accommodation provides central bar servery to one side and laid out with a variety of fitted sofa style seating, catering kitchen, customer female and male and separate disabled WC's. A raised floor and conservatory area is located to the rear of the restaurant. NB. Previous tenants furniture has now been removed.

### Accommodation

The property has the following approximate gross internal floor areas and dimensions:

Restaurant/Bar/Kitchen/WC's	3,370 sq ft
Max Depth	110.10 ft
Max Width	33.07 ft

### Tenure

Available by way of a new full repairing and insuring lease for a term to be agreed subject to five yearly reviews

### License

We are informed that the previous occupier (Aqua) had a full on alcohol license . Further information available upon request.

### EPC

Available upon request.

### Business Rates

2017 Rateable Value - £42,250 - Restaurant and premises.

### Alternative Uses

Other uses will be considered subject to any necessary planning consents.

### Rent

£69,500 per annum (VAT may be chargeable)

### Legal Fees

Each party to pay their own legal costs unless otherwise agreed.

### Viewing

Strictly by appointment through joint sole agents;

**Michael Jones Commercial – Tel: 01903 201212**

**Cradick Retail - Tel: 01273 617142**



Michael Jones & Company Commercial Department  
First Floor, Chapelworth House, 22-26 Chapel Road, Worthing, West Sussex BN11 1BE

**01903 201212**

commercial@michaeljones.co.uk www.michaeljones.co.uk

Michael  
**Jones**  
& Company