



## Small Town Centre Lock up Shop to Let

Unit 6 Portland Square, Portland Road, Worthing, West Sussex, BN11 1QH

**£8,900 per annum**

Michael  
**Jones**  
& Company

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### Location

The premises form part of the Portland Square site which is a mixed retail and office development in the heart of Worthing town centre. It is in a prime location close to Superdrug and Boots with the main pedestrian area of Montague Street less than 300 yards to the south. The town has a population in excess of 100,000 and has excellent transport links via the A27, A24 and A259 trunk roads.

### Description

This ground floor A1/A2 retail premises is located in the middle of the development. The unit has prominent window frontage with pedestrian door leading to open plan retail area with WC and kitchenette to the rear.

### Accommodation

The property has the following net internal floor areas:

Retail Area                      410 sq ft (38.10 sq m)

### Tenure

The property is available on a new FRI lease with terms to be negotiated and agreed.

### Service Charge

The development is subject to an annual service charge. We are informed that the charge for last year was £1,164.83 plus VAT.

### Business Rates

We are informed that the current rateable value for the premises is £8600. We understand the property benefits Small Business Rates Relief therefore no rates are payable, subject to tenant status.

### Rent

£8,900 per annum

### Legal Fees

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

### Viewing

Strictly by appointment through Michael Jones Commercial.

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings. Misrepresentation Act: These particulars are produced in good faith and believed to be correct, however, neither Michael Jones nor their client guarantees their accuracy nor are they intended to form any part of a contract. No person in Michael Jones employment has authority to give representation or warranty in respect of this property.

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