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14-16 Portland Road, Worthing, West Sussex, BN11 1QN

LEASE FOR SALE: RARE FULLY-FITTED TOWN CENTRE CAFE/RESTAURANT OPPORTUNITY

# LOCATION



Located along the picturesque West Sussex coastline, Worthing is a thriving seaside town, strategically positioned at a distance of 11 miles west of Brighton and 20 miles east of Chichester. With a population exceeding 100,000, the town offers excellent accessibility through the well-connected A24 and A27 trunk roads, facilitating travel southward to the coast and northward to London. Worthing further benefits from an extensive transportation network, boasting three major railway stations.

Worthing boasts a rich cultural scene, characterized by three distinguished theatres and hosting one of the United Kingdom's oldest cinemas. Additionally, the town serves as the operational headquarters for several major corporations, including Southern Water, GlaxoSmithKline, and the Environment Agency.

Positioned strategically on Portland Road, the property enjoys a central location along Montague Street, a premier shopping hub within the town. Remarkably, the vicinity features renowned retailers such as Marks & Spencer, Boots, Waterstones, H&M, Superdrug, JD Sports and Costa Coffee. This property's locale forms part of an area currently experiencing substantial regeneration efforts and is found within a predominantly pedestrianized street.

## Description

A rare opportunity to acquire a fully equipped cafe/restaurant space nestled in the heart of Worthing's town centre, and at the core of the thriving Portland Road regeneration project.

The premises is impeccably maintained and thoughtfully configured to cater to a diverse clientele, offering an array of hot and cold food options as well as an extensive selection of beverages, both hot and cold (to include a full alcohol license without restrictions).

With a spacious interior accommodating approx. 70 covers and an outdoor seating area for an additional 40 covers, the venue is well-prepared to host a substantial number of guests. Operating hours are in line with current planning permissions, extending from 07:00 to 23:00, Monday through Saturday, and from 08:00 to 23:00 on Sundays and Bank Holidays. These generous hours make the space suitable for a variety of potential uses, providing ample flexibility for prospective tenants.

## Key Features

- Rare Opportunity
- Fully Fitted & Ready for Immediate Occupation
- Worthing City Centre Location
- Versatile Licensed Premises

## Accommodation

**Total Ground Floor Accommodation: 1,792 sq ft (166.5 m2)**

Fully equipped commercial kitchen, complete with a comprehensive inventory that includes freestanding fridges, freezers, grilling equipment, large dishwashing facilities, and an assortment of stainless steel kitchen appliances. The convenience of a separate ground floor accessible restroom is provided, along with a compact private manager's office and storage area.

## Lease

A term of 15 years, ending on, and including 1st September 2036, protected by the Landlord and Tenant Act 1954.

Break Option (Tenant Only) – 1st September 2026 & 1st September 2031.

Passing Rent - £28,000 per annum exclusive (paid quarterly in advance).

## Premium

Guide Premium of £85,000 (eighty-five thousand pounds) for the current trade fixtures and fittings. Further details are available upon request.

## Rent Review

Every fifth anniversary of the term.

## Repairing Liability

Effective Full Repairing and Insuring.



## Business Rates

Billing Authority: Worthing Council

- Description: Shop and Premises
- Rateable Value: £28,750.00
- Rates Payable:
- Valid from April 2023 (current)

## VAT

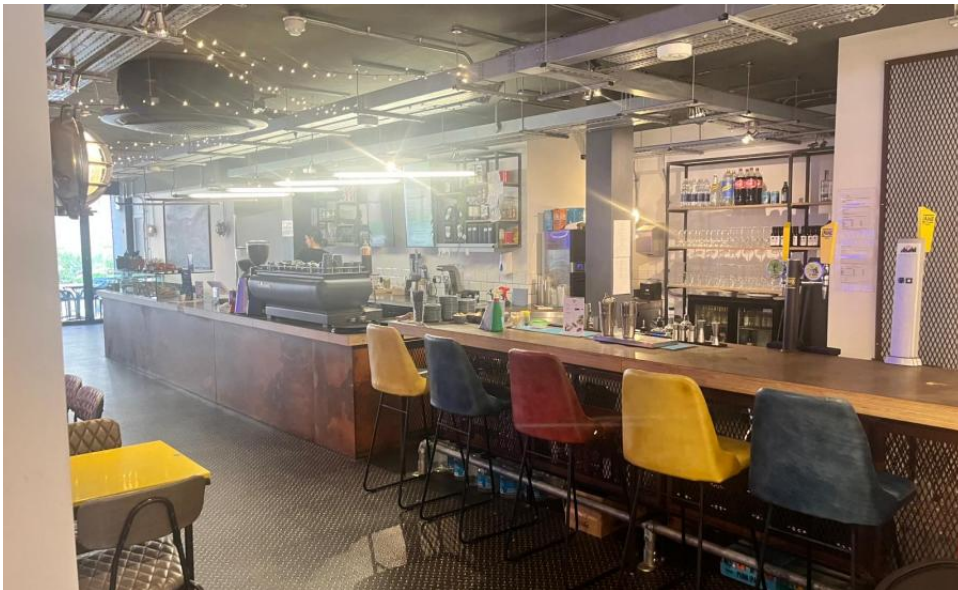
VAT is payable on the terms quoted.

## Legal & Professional Fees

Each party is to pay their own fees incurred.

## Viewing Arrangements

Strictly via prior appointment through sole agent Graves Jenkins (t: 01273 701070).





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