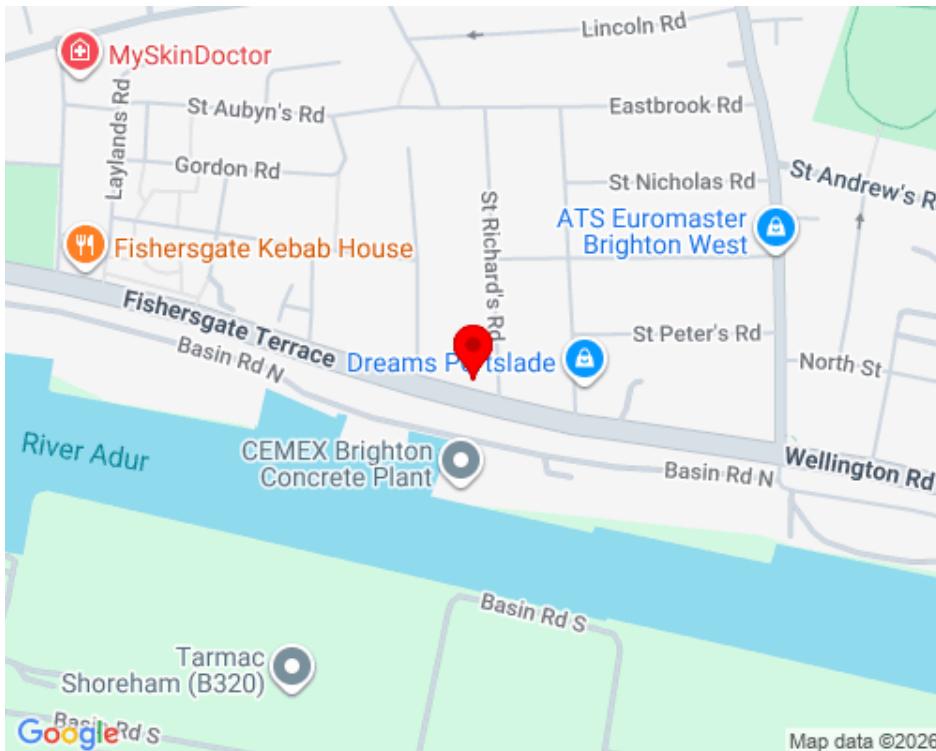




60 St Richards Road, Southwick, West Sussex BN41 1PA

TO LET: SHOWROOM AND FIRST FLOOR OFFICE - 1,593 SQ FT (148.05 SQ M)

# LOCATION



The property is prominently located on Kingsway (the main A259 coast road) on the corner of St Richard's Road approximately 750m west of Boundary Road (A2194) with its range of retail and other commercial amenities.

Portslade railway station is within 1.5km and local bus services pass by running regularly between Brighton (within 6km) to the east and Shoreham (within 5km) to the west.

## Description

Newly refurbished ground floor retail showroom with extensive glazed shop front and self-contained first floor offices.

## Key Features

- Highly prominent to main road
- Forecourt parking for 8 cars
- Newly refurbished
- Considered suitable for a variety of uses (STP)

## Accommodation

The approximate net internal floor area is calculated as follows:

Showroom: 1,285 sq ft (119.45 sq m)

First Floor Office: 308 sq ft (28.60 sq m)

**Total: 1,593 sq ft (148.05 sq m)**

## Lease

Available on a new full repairing and insuring lease, on terms to be agreed.

## Rent

A commencing rent of £25,000 per annum exclusive.

## Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## EPC

Rating C - 64

## Business Rates

Rateable Value: £20,750

Rates Payable: £10,354.25 (2025/26)

Interested parties are advised to contact Worthing Borough Council Tel: 01903 239999 or [www.adur-worthing.gov.uk](http://www.adur-worthing.gov.uk) to verify this information.

## VAT

VAT will be payable on the terms quoted.

## Legal Fees

Each party to bear their own legal costs involved in the transaction.

## AML

The proposed tenant will be required to satisfy all Anti Money Laundering requirements when Heads of Terms are agreed.



## Viewing Arrangements

Strictly via prior appointment through sole Agents Graves Jenkins.







GET IN TOUCH  
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