



Unit 27-28 Guildbourne Centre  
Anne Street, Worthing BN11 1LZ

**TO LET**

## EXCITING COFFEE SHOP OPPORTUNITY AT ENTRANCE OF THE SHOPPING CENTRE

Size 144.64 sq m (1,557 sq ft)

### Key Features:

- Fitted café unit
- Prime town centre location
- Gateway position within Guildbourne Centre
- Additional covered mall seating area to front
- Available now
- Pop-ups / temporary lettings will be considered
- Rent £17,500 per annum
- Opposite B&M Stores





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## Location

The property is located within the Guildbourne Centre. The premises are close to the pedestrianised area of Montague Street forming part of the main shopping precinct in Worthing. There are a number of national multiple retailers to include B&M Stores, Marks & Spencer, Argos, Poundland, Superdrug, Boots, Sports Direct and H&M. Buckingham Road NCP car park is located a short distance from the property with spaces for 200 cars.

## Accommodation

The unit is formed of units 27 and 28 and is located at the main South Place entrance point to the Guildbourne Shopping Centre, opposite B&M Stores.

The property has an approximate Net Internal Area as follows:

Sq Ft	Sq M
1,557	144.64

## EPC

We understand the property has an EPC rating of D.

## 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 full repairing and insuring lease for a term to be agreed at a commencing rent of £17,500 per annum exclusive of rates, building insurance, service charge, heating, lighting, etc.

## Business Rates

Rateable Value (2023): £11,000

## VAT & Legal Fees

VAT will be payable in addition to rent and other costs.

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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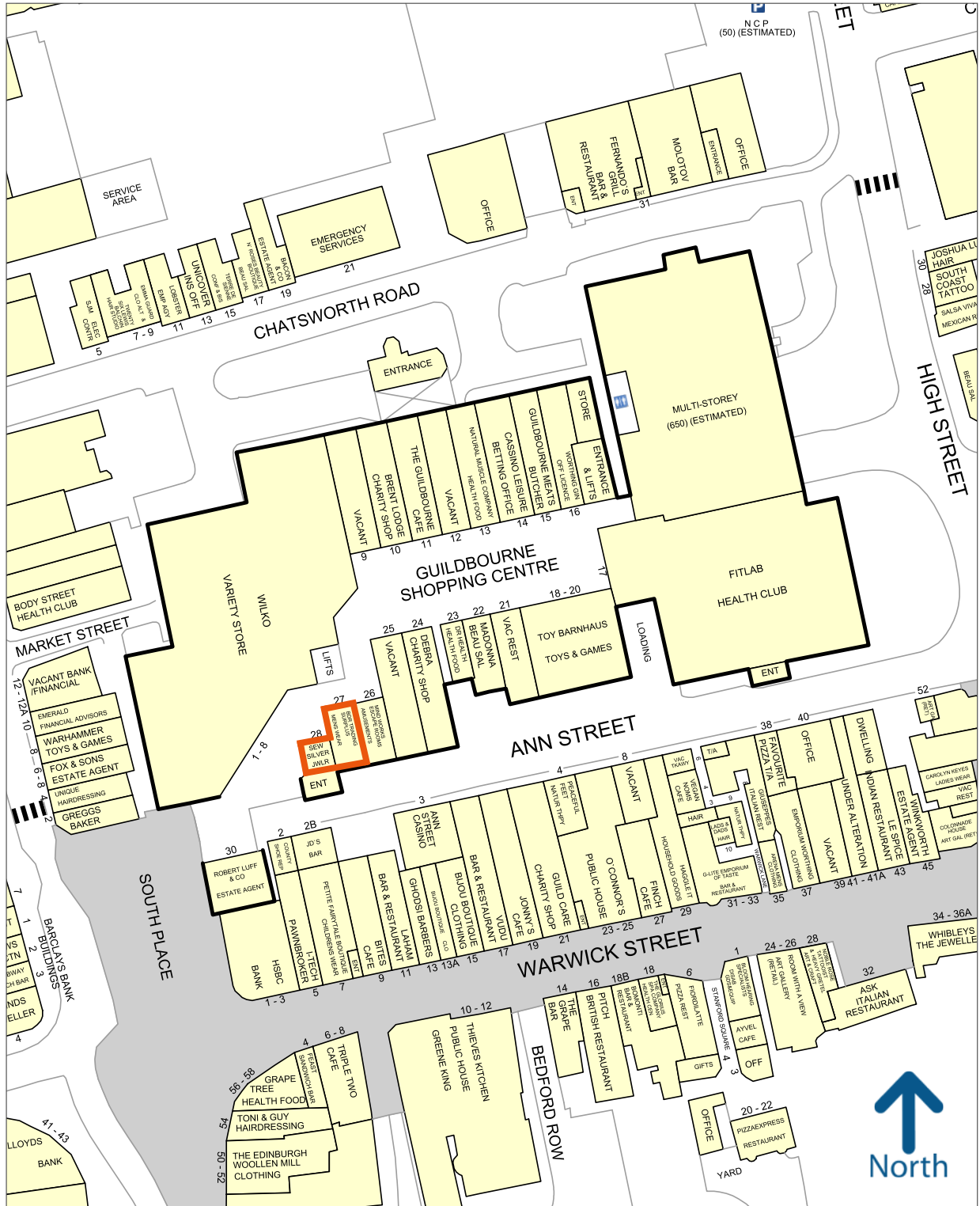




Unit 27-28 of Guildbourne Centre  
Anne Street, Worthing BN11 1LZ



Worthing



50 metres

Experian Goad Plan Created: 12/07/2022  
Created By: Flude Property Consultants



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