



Unit 27-28 Guildbourne Centre
Worthing, West Sussex, BN11 1LZ

TO LET

Worthing - Prime Position Retail /
Café Unit at the Entrance of
Shopping Centre
Size 1,577 sq ft / 146.5 sqm

Key Features:

- Fully fitted Café / Retail Unit
- Gateway position within Guildbourne Centre
- Additional covered mall seating to front
- Available now
- Pop-ups / temporary letting will be considered
- Opposite B&M Stores
- All furniture can be left or removed
- Rent £17,500 per annum





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Location

The property is located within the Guildbourne Centre. The premises are close proximity to the pedestrianised part of Montague Street which forms part of the main shopping precinct in Worthing supporting a number of national multiple retailer to include 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.

Description

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.

Accommodation

The property an approximate Net Internal Areas (NIA) of 1,557 sq ft / 144.64 sq m

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 £20,000 per annum exclusive of rates, building insurance, service charge, heating, lighting, etc.

Business Rates

Rateable Value (2026): £14,750

Occupiers will pay approximately 38% of this per annum.

VAT

Rents and prices are quoted exclusive but may be subject to VAT.

Legal Fees

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.

27 February 2026

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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