



## Rowlands Road, Worthing, BN11 3JJ - £10,000

### P/A

Aspire Residential are delighted to bring to the market this retail unit located in Worthing Town Centre. This unit would be suit a host of commercial occupiers subject to planning consent. In addition, there is an option to take the business as a going concern for a reasonable goodwill payment.

### Key Features:

- Available Immediately
- Potential To Be Sold As A Going Concern
- Town Centre Location
- Popular High Street Location
- New Lease Terms
- Rent £10,000 P/A

[www.aspireresidential.co.uk](http://www.aspireresidential.co.uk)

28 Goring Road , Worthing, BN12 4AD

01903 259961 [info@aspireresidential.co.uk](mailto:info@aspireresidential.co.uk)



**Shopfront 20' 10" x 11' 1" (6.35m x 3.38m)**

Display window. LED lighting. Overhead storage cupboard. Electric heating. Wood Flooring. Fuse box housed in cupboard.

**Private Treatment Room 8' 1" x 5' 9" (2.46m x 1.75m)**

LED lighting. Extractor fan. Electric heater. Wood floor.

**W/C 8' 2" x 4' 10" (2.49m x 1.47m)**

LED lighting. Extractor fan. Handle flush W/C. Floating wash hand basin. Commencing stainless steel sink with mixer tap. Electric radiator. Wood flooring.



**Legal Fees**

Each party are liable for own legal fees.

**Business Rates**

We advise checking with the local council for the properties rateable value.

**Legal Fee**

Each party is liable for their own legal fees.

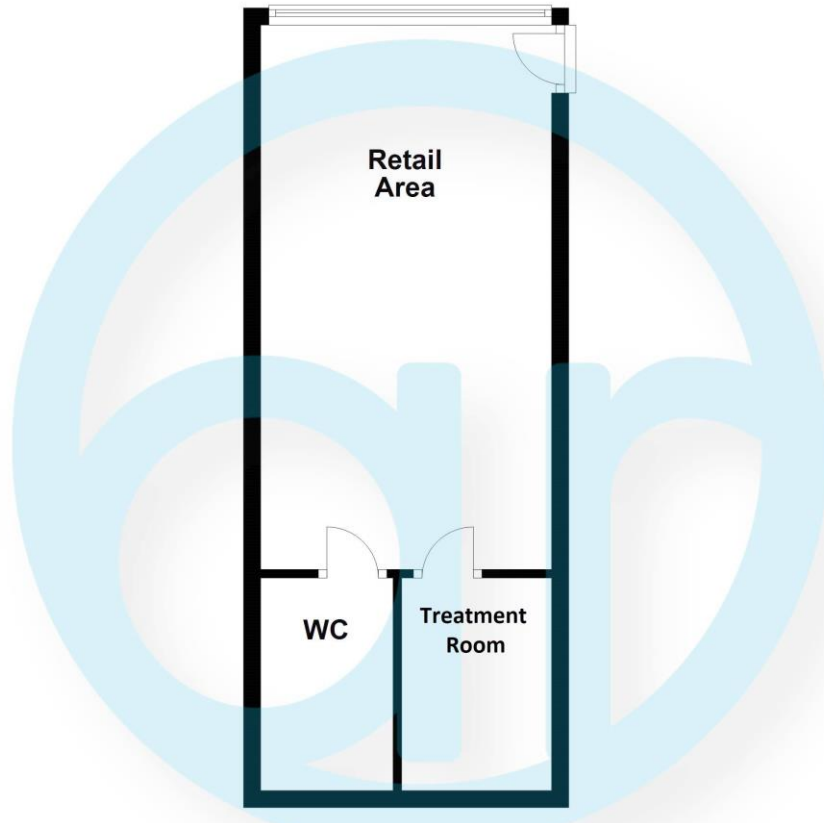
**EPC**

Rating - C



## Floor Plan

Approx. 30.6 sq. metres (329.2 sq. feet)



Total area: approx. 30.6 sq. metres (329.2 sq. feet)

[www.aspireresidential.co.uk](http://www.aspireresidential.co.uk)

28 Goring Road , Worthing, BN12 4AD  
01903 259961 info@aspireresidential.co.uk