



## 37-39 Marine Parade

Worthing, BN11 3PH

**TO LET - Seafront  
Restaurant / Bar  
Opportunity  
Rental £60,000 PAX**

**5,121 sq ft**  
(475.76 sq m)

- New Lease
- No Premium
- Available Now

# 37-39 Marine Parade, Worthing, BN11 3PH

## Summary

<b>Available Size</b>	5,121 sq ft
<b>Rent</b>	£5,000 per month
<b>Rates Payable</b>	£18,018 per annum Rate relief may be available, please check with Worthing & Adur council
<b>Rateable Value</b>	£33,000
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Ingoing tenant is liable for both parties legal costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	C (72)

## Location

The property is situated directly on Worthing seafront overlooking Worthing Pier Pavilion and within the town centre close to the main shopping precincts of Montague Street and South Street. Worthing itself is located approximately 11 miles west of Brighton and Hove City and is approximately 18 miles east of Chichester.

Worthing mainline railway station provides direct access to London Victoria, Portsmouth and Brighton. Worthing is popular and growing town with a population of 100,000, the largest in West Sussex. The town benefits from two golf courses, a new yacht club, the Sussex Downs and state of the art leisure/swimming pool complex less than quarter mile from the property. All the town centre main amenities including shops, cafes, restaurants are within short walking distance.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	5,121	475.76
<b>Total</b>	<b>5,121</b>	<b>475.76</b>

## Viewings

Viewings can be arranged via the landlords Sole Agent - Newlands Property

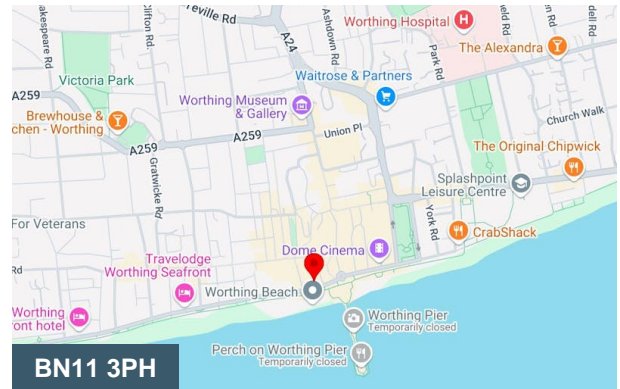
## Terms

The property is available on a new FRI lease with terms to be agreed, asking rental of £60,000 per annum exclusive.

## Description

The property which occupies one of the most prominent seafront locations in the town, it has an extensive south facing outside terrace / seating area with fitted bar area and kitchen along with function room and multiple seating areas. The premises would suit various other uses (STPC).

There is a premises licence in place on the property under licence Number: 100001243 with alcohol sales permitted 10-12am Mon-Wed, 10-1am Thursday, 10-2am Fri-Sat & 10-12am Sunday.



## Viewing & Further Information



**Richard Lowrey**

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