



85 Chapel Road

Worthing, BN11 1HU

TO LET - Retail Unit
Rental £7,500 PAX

360 sq ft
(33.45 sq m)

- New Lease
- Great Starter Unit
- Busy Location

85 Chapel Road, Worthing, BN11 1HU

Summary

Available Size	360 sq ft
Rent	£625 per month
Rates Payable	£2,694.60 per annum Unit should be eligible for nil rates, please contact council to confirm
Rateable Value	£5,400
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (74)

Description

The property comprises of an open plan ground floor Class E retail unit, most recently used as a coffee shop, but would suit other uses within that class.

W.C and rear yard space to the back of the property.

Location

The building forms part of a terrace on the west side of Chapel Road and close to the junction of Teville Road. The property is surrounded by a number of independent operators and is within close proximity to Worthing seafront and mainline station which provides direct links to London Victoria.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	360	33.45
Total	360	33.45

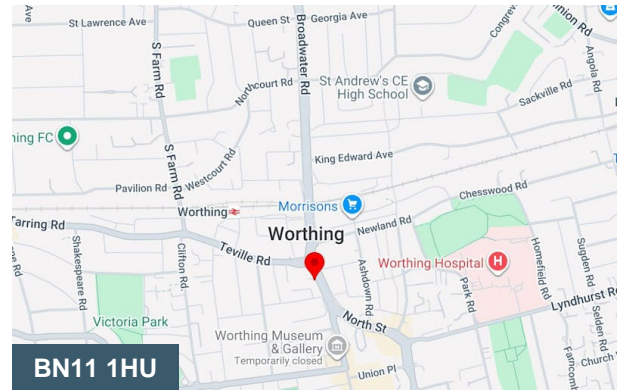
Viewings

Viewings can be arrange via the landlords sole agent - Newlands Property

Terms

The property is available on a new FRI lease with terms to be agreed and asking rental of £7,500 per annum exclusive.

Disclaimer In accordance with the estate agency act 1979 we advise that the Landlord of this property has a connection with Newlands Property, for more information please contact our agency.



Viewing & Further Information



Richard Lowrey

01273-779777 | 07725-723021

richard@newlandsproperty.com

Energy performance certificate (EPC)

85 Chapel Road Worthing Central WORTHING BN11 1HU	Energy rating	Valid until: 1 May 2033
	C	Certificate number: 8738-0107-9909-3726-7862

Property type Retail/Financial and Professional Services

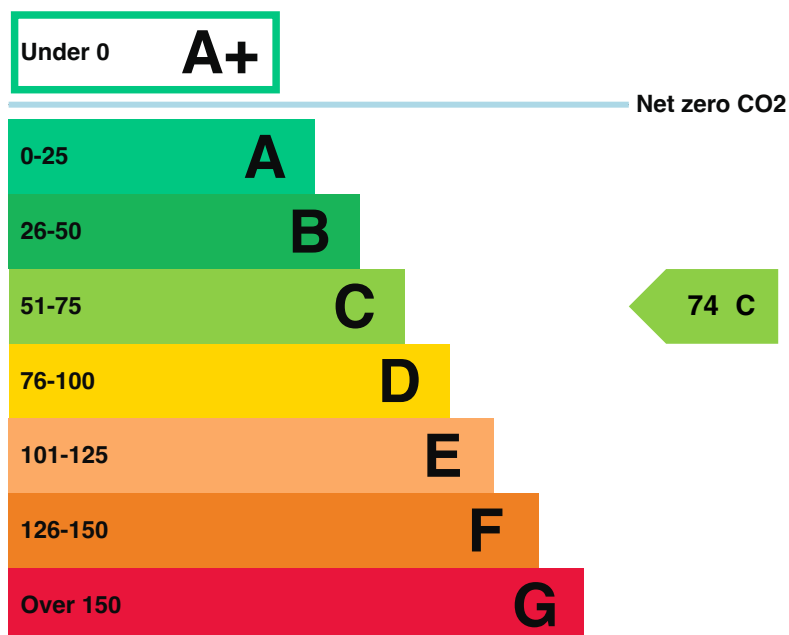
Total floor area 43 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

10 A

If typical of the existing stock

40 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	29.45
Primary energy use (kWh/m ² per year)	310

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8946-4448-6519-4041-3570\)](/energy-certificate/8946-4448-6519-4041-3570).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Mr Anthony Light
Telephone	0845 021 2233
Email	anthony@brightenergyreports.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO001259
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Bright Energy Reports
Employer address	PO BOX 218, Eastbourne, BN24 9GN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	17 April 2023
Date of certificate	2 May 2023