

# Russell Ponsford

The Estate & Letting Agents

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**7 CORONATION BUILDINGS, HAM ROAD, WORTHING, BN11 2NW.**

**A DOUBLE FRONTED LOCK UP SHOP IS AVAILABLE IMMEDIATELY.**



**RENT            £5,500            PER ANNUM**

**LOCATED ON A BUSY SHOPPING PARADE JUST OFF WORTHING SEAFRONT THIS LOCK UP SHOP WOULD SUIT A NUMBER OF USES.**

**SOME OF IT'S FEATURES INCLUDE:**

- DOUBLE FRONTED LOCK UP SHOP
- ONE MAIN SALES AREA
- REAR STORAGE & WC
- NEUTRALLY DECORATED
- SECURE REAR ACCESS
- CURRENTLY A2 USE
- APPROX 450 SQ FT
- LOCATED ON A BUSY PARADE
- AVAILABLE IMMEDIATELY
- VIEWING IS STRONGLY ADVISED

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THE ACCOMMODATION WITH APPROXIMATE ROOM SIZES ARE AS FOLLOWS

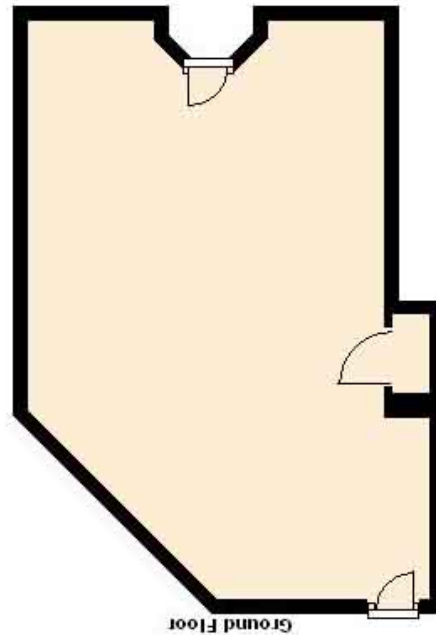
Glazed wooden front door and matching side windows opening to:

**MAIN SALES AREA (N):** Various power points, storage/display shelving/racking, cupboard housing electric meters.

**BACK DOOR TO:**

**REAR STORAGE AREA:**

**SEPARATE WC:** With white low-level flush WC, wash hand basin & hot water heater.



**Agent's Notes:**

All dimensions are approximate. References to appliances and/or services do not imply that they are in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings.

All location aerial photographs and floor plans are for guidance and are only a general representation of the location and layout of the property and must not be considered to be accurate or true to scale.

VIEWING STRICTLY BY PRIOR APPOINTMENT THROUGH OWNERS SOLE AGENTS PLEASE

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