

Commercial Viability & Unit Size Statement

Proposed Retail Unit – Worthing (17.2 sqm)

Prepared by Geoman Estates – Independent Commercial Estate Agents

I can confirm, based on my experience within the local commercial property market across Worthing and the wider West Sussex area, that a retail unit of approximately 17.2 square metres can be considered both suitable and commercially viable for Class E use, now and in the foreseeable future.

There is an established and growing demand for smaller retail units of this nature, particularly from independent operators seeking lower overhead premises. This includes coffee kiosks, barbering, convenience retail, takeaway-focused operators, and specialist service-based occupiers.

Units within the size range of approximately 10–20 square metres are commonly sought after due to their affordability and flexibility, particularly within local centres where footfall is driven by surrounding residential areas.

From a commercial perspective, smaller units can achieve strong occupancy levels due to demand from start-up and independent operators, reducing the risk of vacancy.

In relation to the concerns raised by the Local Planning Authority, it is my professional opinion that a unit of this size would not result in a 'dead frontage'. Smaller units actively contribute to local vitality by:

- Encouraging independent business occupation
- Increasing diversity of retail provision
- Maintaining active frontage
- Supporting local economic activity

Furthermore, interest has already been indicated in the proposed unit, supporting its commercial viability.

Taking all of the above into consideration, I am satisfied that the proposed unit is of an appropriate size to function effectively and would positively contribute to the vitality of the local centre.

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