JUSTICE &CO COMMERCIAL PROPERTY SPECIALISTS

Justice & Co Commercial Ltd

01903 251 600
enquiries@justiceandco.co.uk
justiceandco.co.uk

PRIVATE & CONFIDENTIAL

ISSO Investments
c/o Lewis & Co Planning
2 Port Hall Road
Brighton
East Sussex
BN1 5PD

12th November 2025

Dear Sir / Madam,

RE: 51 Teville Road, Worthing, West Sussex, BN11 1UX

Further to our recent telephone conversation I write to outline our thoughts on the marketability of the above mentioned commercial premises. As you know the property inside out I wont go into too much descriptive detail other than to say as follows:

Location

Worthing with a population in excess of 100,000 is a popular seaside town located in between the cities of Brighton (13 miles east) and Chichester (18 miles west) on the southcoast of England. Teville Road is a mixed commercial and residential road linking the A27 to the north to the A259 coastal road to the South and is one of the main thoroughfares into the Town Centre. Nearby occupiers include a mixture of retail, office and food and drink occupiers. Worthing mainline railway station with its regular services along the southcoast and north to London (journey time of 1 hour and 25 minutes) is located directly adjacent to the property whilst one of the town's major bus routes is 50 yards from the property.

Description

Accessed via pedestrian door the property provides open plan Class E accommodation with rear WC. The property which is currently under refurbishment benefits from excellent 11ft window frontage, MDF boarded flooring, ample electrical points and LED lighting. The property would suit a variety of commercial uses (excluding food) and businesses that are looking for a High Street presence with low overheads.

There is also parking, albeit with some restrictions in neighbouring streets whilst none is allocated with the property.

Accommodation

The property has the following approximate floor areas:

Main Retail / Office Area: 203 Sq Ft

Market Commentary

As you will have seen in both the local and national press, the residential and commercial markets continue to recover following the Covid 19 pandemic, the cost of living crisis and in more recent times the political and economic uncertainty. These types of lettings are becoming quite rare and

therefore they need specific marketing in order to make them attractive and to ensure the correct end user is targeted.
Premises under 500 Sq Ft remain extremely attractive to new entrepreneurs and businesses that are looking to branch out from homes or small business centre's into the High Street. Nearby Tarring Road which has many premises under 500 Sq Ft continues to flourish with limited vacancies and therefore I have no reason to believe that this property would struggle due to its size.

Marketing

We would suggest that once a disposal route is agreed that the property is bought to the market via a fluid but prior agreed marketing strategy. It would be our suggestion that the property is openly marketed for a sustained period (2-3 weeks) in which time it would be our advice to hold a series of 'open days' at the property whereby interested parties see one another in order to create a competitive situation. Our marketing would include the production of an in-house marketing brochure with professional photography, and if appropriate a virtual tour. These details will then feature on our website (www.justiceandco.co.uk) and such property portals as Rightmove, On The Market, EG Property Link, Nova Loca and EACH (Estate Agents Clearing House). If required, a suitably worded marketing board can also be placed on the outside of the building.

Conclusion

Although brief in nature I hope the above provides you with a clear picture on how we could market your property and I look forward to working with you.

I would be more than happy to discuss this matter in more depth with you either in person or via the phone and look forward to hearing from you in due course.

Yours Sincerely

[redacted]

Jon Justice
Managing Director
Justice & Co Commercial Limited