



RETAIL / OFFICE

284 Sq Ft  
(26 Sq M)

RENT: £7,800 PER ANNUM

## Refurbished Lock Up Retail / Office Premises with Low Overheads To Let

- + Situated on Popular & Busy Thoroughfare of Tarring Road in Worthing, West Sussex
- + Opposite West Worthing Railway Station
- + Nearby Occupiers Include Mix of Independent Office, Retail & Leisure Occupiers
- + Ready For Immediate Tenant Fit Out
- + New Lease Terms Available
- + Suit Variety of Commercial Uses (stpc)
- + Viewing Highly Recommended



## Location

Worthing is a popular seaside town with a population in excess of 105,000 located in between the cities of Brighton (13 miles east) and Chichester (19 miles west). This prominent property, which for many years has traded as a cafe is situated on Tarring Road in a parade known as "Station Parade" opposite West Worthing mainline railway station where regular services along the south coast and north to London (journey time of 1 hour 30 minutes) can be located. The main town centre with its array of shops, eateries and popular pier and promenade is located just over 1 mile to the south. Tarring Road is a busy secondary shopping parade home to a number of independent retailers, offices and take away outlets.

## Description

A rare opportunity to lease a small refurbished retail or office premises on a popular thoroughfare on the outskirts of Worthing.

The property is ready for immediate Tenant fit out and is accessed via pedestrian door directly off Tarring Road leading to an open plan retail / office area with understairs storage cupboard and WC. The property benefits from laminate flooring, electric wall mounted heating, ample electrical sockets and 12ft single glazed window frontage.

This is seen as a perfect opportunity for a new or expanding business to acquire commercial premises located in a popular trading location with relatively low overheads and viewing is therefore highly recommended.

## Accommodation

Floor / Name	SQ FT	SQM
Main Retail Area	250	23
Store	18	2
WC	16	1
<b>Total</b>	<b>284</b>	<b>26</b>

## Terms

The property is available by way of a new effective FR&I Lease with terms to be negotiated and agreed.

## Business Rates

According to the VOA (Valuation Office Agency) the property has a rateable value of £5,800. It is therefore felt that subject to Tenant status that 100% small business rates relief may apply. Interested parties are asked to contact Adur & Worthing Council directly to confirm what relief may be applicable to their business.

## Summary

- + **Rent** - £7,800 Per Annum Exclusive
- + **VAT** – Not To Be Charged
- + **Legal Costs** – Each Party To Pay Their Own
- + **EPC** – C(51)
- + **AML** - In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## Viewing & Further Information

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