



OFFICE / RETAIL

454 Sq Ft
(37 Sq M)

RENT: £9,500 Per Annum

Well Presented Ground Floor Lock Up Office / Retail Premises To Let

- + Situated on Popular Tarring Road on Outskirts of Worthing Town Centre
- + Nearby Occupiers Include Barbers, Convenience Store, Take Aways & Offices.
- + Carpeting Throughout, Strip Lighting, Large Window Frontage & Ample Power Points
- + Low Overheads
- + Suit A Variety Of Commercial Uses (stpc)
- + Available For Immediate Occupation
- + Viewing Highly Recommended



Location

Worthing is a popular seaside town with a population in excess of 100,000 located in between the cities of Brighton (13 miles east) and Chichester (19 miles west). This prominent property is situated in a parade of shops known as "New Broadway" on the popular Tarring Road close to West Worthing mainline railway station where regular services along the southcoast and north to London 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 home to a number of independent retailers, office occupiers, food and drinking establishments.

Description

The property comprises of a well presented Class E premises which is presented to the market ready for immediate occupation.

Accessed via pedestrian door directly off Tarring Road the property provides open plan retail/office accommodation with rear small store, kitchenette and WC. Benefitting from superb window frontage, suspended ceiling with inset LED lighting, carpeted flooring and ample electrical sockets the property would suit a variety of commercial occupiers (subject to obtaining any necessary planning consents).

This is seen as an ideal opportunity for a new or relocating business to acquire superbly presented accommodation on a busy thoroughfare with relatively low overheads and viewing is therefore highly recommended.

Accommodation

Floor / Name	SQ FT	SQM
Main Retail Area	400	37
Store / Kitchen	54	5
Total	454	42

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 £8,600. It is therefore felt that interested parties, subject to status, should receive 100% small business rates relief. Interested parties are asked to contact Adur & Worthing Council directly to ascertain what relief may be applicable to them.

Summary

- + **Rent** – £9,500 Per Annum Exclusive
- + **VAT** – TBC
- + **Legal Costs** – Each Party To Pay Their Own
- + **EPC** – C(65)
- + **AML** - In accordance with anti-money laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together evidence /proof identifying the source of funds being relied upon to complete the transaction.

Viewing & Further Information

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