



2 Market House  
Church Road, Worthing, West Sussex, BN13 1HF

**TO LET**

Worthing - Ground Floor Class E Unit  
864 sq ft / 80.27 sq m

### Key Features:

- Short walking distance to West Worthing train station
- Situated in a busy pedestrian and vehicular thoroughfare
- Open plan sales area
- 3 parking spaces
- Large rear garden
- New EFRI lease available
- Rent £18,000 pax
- Nearby occupiers include Tarring News and Wine, George and Dragon Pub and Rock n Razer Barber





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## Location

The property is situated in the heart of Tarring Village, a historic area within Worthing. The surrounding area is predominantly residential, complemented by local businesses including pubs and restaurants.

West Worthing train station is a short walk to the south, providing convenient access to the wider region, while Worthing town centre is approximately a 10-minute drive away.

## Description

The premises is arranged over the ground floor of a two storey building with WC and also benefits from three car parking space and a large rear garden.

## Accommodation

The property has the following approximate NIA:

Area	Sq Ft	Sq M
Ground Floor	734	68.19
Storage Area	129	11.98
Total	864	80.27

## EPC

TBC

## Planning

We understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

## Terms

The property is available to let by way of a new effective full repairing and insuring lease for a term to be agreed at a commencing rent of £18,000 per annum exclusive of rates, building insurance, service charge, heating, lighting, etc.

## Business Rates

Rateable Value (2026): £9,800

Occupiers will pay approximately 38% of this per annum.

## VAT

We understand the property is registered for VAT.

## Legal Fees

Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

7 April 2026

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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## Floor Plan



For identification purposes only.