



**TO LET**  
**£8,750 PAX**

**1 Offington Lane, Worthing BN14 9RY**

- Ground Floor retail premises
- EPC: D 98
- 400 sq ft (37 sq m)

### LOCATION

The property is situated in an established parade of shops in Worthing on the junction of Offington Lane, Littlehampton Road, Poulters Lane & Rectory Road.

access to the A27 is located at the top end of Offington Lane.

Nearby occupiers include, Premier, Sussex County Windows, Helping Hands, Pearl Dental Studio, The Thomas A Becket pub & the Fax & Finch Alehouse.

### DESCRIPTION

The premises is currently arranged with a main retail area, at the rear of the property is a WC and rear access.

#### Ground Floor

Retail Space      400 sq ft (37 sq m)  
WC

All measurements are approximate NIA

### BUSINESS RATES

Rateable Value: £6,700

We would recommend any interested parties make their own enquiries as to the Rates Payable. Businesses may be entitled to some small Business Rate Relief, for further details please contact Arun Borough Councils rates department on 01903 737827.

### RENT

Asking rent of £8,750 per annum exclusive.

### LEASE

A new effective full repairing and insuring lease available on terms to be agreed.

### LEGAL FEES

Each side are responsible for their own legal costs

### EPC RATING

**D - 98**

*Copies of the EPC's and Recommendation Reports are available upon request.*

### VIEWINGS AND FURTHER INFO

Strictly by prior appointment with

Spratt & Son.

Nicole Evans

NE@sprattandson.co.uk

07394562643      01903 234343

[info@sprattandson.co.uk](mailto:info@sprattandson.co.uk)



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