



OFFICE / RETAIL

263 Sq Ft
(24 Sq M)

RENT: £5,750 Per Annum

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

- + Situated on Popular Tarring Road on Outskirts of Worthing Town Centre
- + Recently Refurbished Throughout
- + Suit Office / Retail Occupier
- + Laminate Flooring, Electric Heating, Spot Lighting, 14ft Window Frontage, Ample Power Points
- + Available For Immediate Occupation
- + Low Overheads For New or Expanding Business



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 superbly presented and recently refurbished ground floor office / retail premises which is ready for immediate occupation. The property has attractive 14ft double glazed window frontage with pedestrian door leading to an open plan office / retail area with rear WC. Internally the space benefits from wooden laminate flooring, ample electrical sockets, spotlighting and electric heating. This is seen as an ideal opportunity for a retail / office occupier to lease a superbly presented premises with low overheads on a popular road on the outskirts of the Town Centre and viewing is highly recommended.

Accommodation

Floor / Name	SQ FT	SQM
Office / Retail Area	263	24
WC	N/A	N/A
Total	263	24

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 £4,600. 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** - £5,750 Per Annum Exclusive
- + **VAT** – Not To Be Charged On The Rent
- + **Legal Costs** – Each Party To Pay Their Own Costs
- + **EPC** – To Follow

Viewing & Further Information

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