



**RETAIL / MEDICAL /
OFFICE**

1,073 Sq Ft
(99 Sq M)

RENT: £15,000 Per Annum

Double Fronted Versatile Class E Premises on Prominent Corner To Let

- + Situated on Busy Tarring Road, Opposite West Worthing Station
- + Nearby Occupiers Include Pilates Centre, Beauty Salon, Hairdressers, Convenience Store & Fish & Chip Shop
- + Situated Over Ground & First Floor Levels
- + Suit Variety of Commercial Occupiers - Retail, Medical, Offices etc
- + Available For Immediate Occupation on New Lease Terms
- + 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, which for many years has traded as a ladies hair salon is situated on Tarring Road in a parade known as "Station Parade" close to the corner of Grand Avenue and Tarring Road opposite West Worthing mainline railway station where regular services along the south coast 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 a busy secondary shopping parade home to a number of independent retailers, offices and take away outlets.

Description

The premises comprise of a double fronted ground floor lock up shop, which have the unusual benefit of two access doors, one directly off Grand Avenue and the other from Station Parade. Historically the property traded as two separate retail or residential dwellings but the party wall has been removed creating a large open plan retail unit. To the rear of both shops is a staircase, although it is important to note that the staircase to the rear of number 18 has been blocked off at first floor level and is now used as a storage cupboard. Access to the first floor is obtained via a staircase to the rear of number 19, where the first floor is currently configured as three individual treatment rooms, a kitchenette area and two separate WC's. The ground floor benefits from tiled flooring, ample power points, a combination of pendant and spot downlighting and skimmed ceilings. The first floor benefits from a mixture of vinyl and carpeted flooring, some double glazed windows, artexed ceilings and fluorescent strip lighting. The property has gas central heating, retains period fire places on the first floor and is presented in good decorative order internally.

Accommodation

Floor / Name	SQ FT	SQM
Ground Floor	608	56
First Floor	465	43
Total	1,073	99

Terms

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

Business Rates

According to the Valuation Office Agency (VOA) website the property has a rateable value of £12,000. It is likely that interested parties will be able to obtain complete rates relief via small business rates relief, however interested parties are asked to contact the local rates department to confirm.

Summary

- + **Rent** - £15,000 Per Annum Exclusive
- + **VAT** - Not To Be Charged On The Rent
- + **Legal Costs** - Each Party To Pay Their Own Legal Costs Incurred
- + **EPC** - C(69)

Viewing & Further Information

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