

**BUSINESS WITH ACCOMMODATION FOR SALE - Tarring Road, Worthing**  
£18,960 Per Annum



- Successful Local Business \*\*£80,000 premium\*\*
- Residential Accommodation Included
- Flexible Lease Terms
- Modern Equipment
- Popular Location Close To Shops And Train Station
- EPC - C
- Turnover And Profit Margins Available



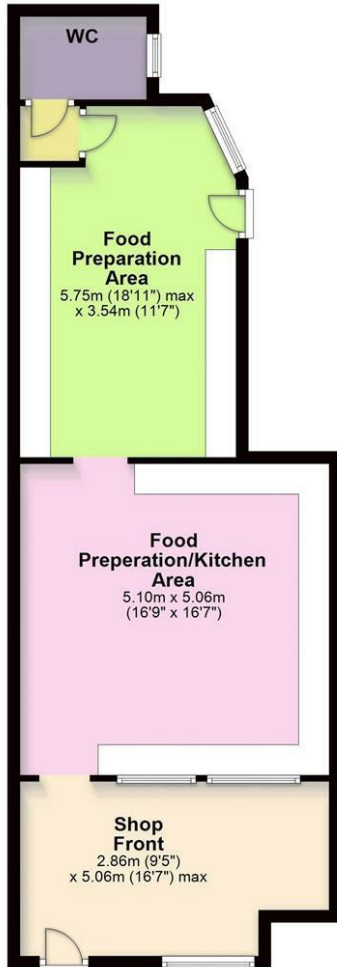




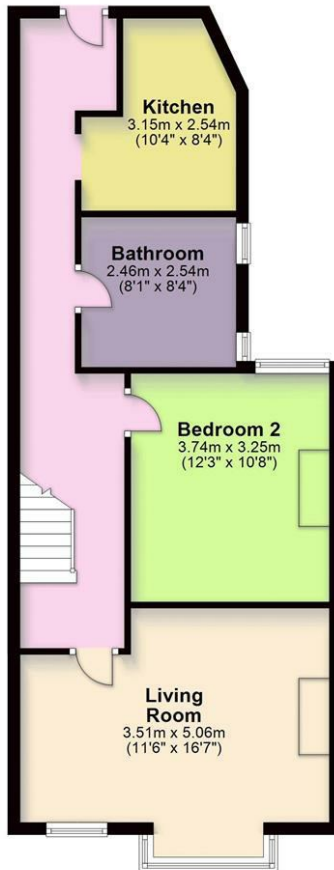
### EPC Rating:

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| <b>England &amp; Wales</b>                  |   | EU Directive 2002/91/EC |           |

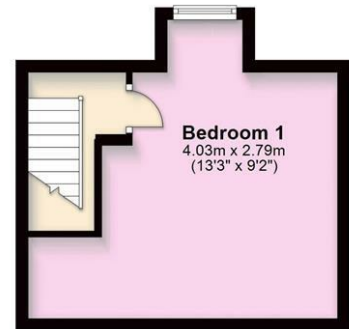
### Ground Floor



### First Floor



### Second Floor



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