



## FREEHOLD PROPERTY FOR SALE

- Potential to Convert to Residential (STNC)
- 100% Business Rate Relief (STS)
- Suit Owner Occupier
- Within Walking Distance to West Worthing Train Station
- Prime Thoroughfare

Interested in this property? Please contact us on 01903 792785

# 15-16 NEW BROADWAY, WORTHING, WEST SUSSEX, BN11 4HP

## Location

The property is located along Tarring Road which offers a variety of shops. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 1 mile away. The nearest main line station is West Worthing which is approximately 0.1 mile away and bus services run nearby.

## Description

This two storey, mid terraced building is currently occupied by an accountant, however, full vacant possession is offered. On the ground floor, the office is predominantly open plan and consists of two spaces. The first floor is accessed via an internal staircase, but could be self-contained at the rear (STP), and consists of an open plan room, shower and WC.

The property would suit a variety of different occupiers (STNC).

## Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Ground floor	308	28.61
First floor	276	25.64
<b>Total floor area:</b>	<b>584</b>	<b>54.25</b>

## Tenure

Freehold

## Price

Offers are invited in the region of £200,000 for the freehold interest.

## Business Rates

The rateable value from April 2023 provided by the Valuation Office Agency is £5,400. The small business rates for the financial year (2023 - 2024) is 49.9p in the £ making the rates payable approx. £2,694.60. However, since the premises have a rateable value of lower than £12,000, occupiers can expect to benefit from 100% rate relief, subject to status.

## EPC

An EPC has been requested.

## VAT

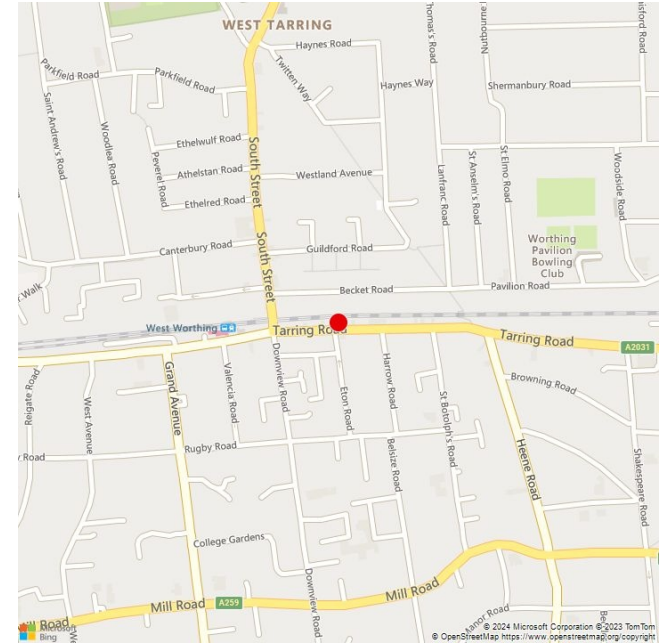
We are informed that VAT is not applicable on the terms quoted.

## Use

We understand the premises benefit from Class E use however, we would advise any potential tenant to check with the Planning Department to ascertain if their use is permitted.

## Legal Fees

Each party is responsible for their own legal fees in this transaction.



## Viewing

Strictly by appointment with Sole Agents, Jacobs Steel.



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