



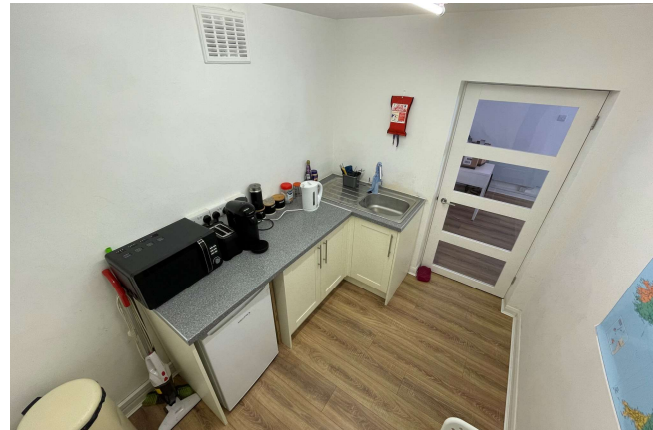
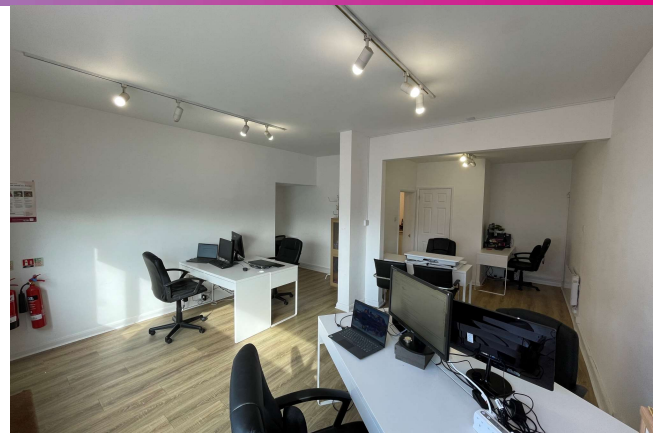
OFFICE / RETAIL

382 Sq Ft
(36 Sq M)

RENT: £7,250 Per Annum
GUIDE PRICE: £120,000

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

- + Situated on Popular Tarring Road on Outskirts of Worthing Town Centre
- + Suit Office / Retail Occupier
- + Laminate Flooring, Electric Heating, Spot Lighting, 11ft Window Frontage, Ample Power Points
- + Available For Quick Occupation
- + Low Overheads
- + 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 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 ground floor office / retail premises which is ready for immediate occupation. The property has attractive 11ft double glazed window frontage with pedestrian door leading to an open plan office area with rear WC and kitchen. Internally the space benefits from wooden laminate flooring, ample electrical sockets, spotlighting and electric heating. Due to the configuration of the building there is ample storage or quirky workspace areas that make this building extremely unique. The kitchen has space for a small seating area with counter worktop, sink and cupboard space.

This is seen as an ideal opportunity for a retail / office occupier to lease or purchase a superbly presented premises with low overheads on a popular road on the outskirts of the Town Centre.

Accommodation

Floor / Name	SQ FT	SQM
Main Office / Retail Area	316	30
Kitchen	66	6
Total	382	36

Tenure

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

Alternatively, the property is available freehold which includes the sold off first floor flat which pays a peppercorn rent. Further details available upon request.

Business Rates

According to the VOA (Valuation Office Agency) the property has a Rateable Value of £4,550. 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** - £7,250 Per Annum Exclusive
- + **Guide Price** - £120,000
- + **VAT** - Not To Be Charged
- + **Legal Costs** - Each Party To Pay Their Own Costs
- + **EPC** - C(57)

Viewing & Further Information

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