



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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# Superstar Arts

Print Studio



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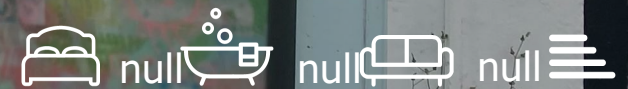
Magnificent  
Superstars

43 New Broadway

Tarring Road, Worthing, BN11 4HS

£7,000 Per annum

Council Tax Band





James and James Commercial are delighted to offer this well presented retail until To Let within Tarring Road Parade.

The Ground floor shop comprises of retail area with kitchenette, shop front with large window frontage, WC and a further storage area.

The property is situated along a prominent position of New Broadway, Tarring Road within walking distance of West Worthing railway station. Tarring Road is a busy shopping parade with nearby occupiers including CO-OP and Enterprise Car and Van Hire there are also many cafe's and takeaways nearby.

New Lease terms to be agreed and occupations is available 1st September 2024.

EPC - The property has an EPC rating of 55 C.

Business Rates – Interested Parties should contact the local council to confirm the rates payable and if they are eligible for any small business rates relief.

Legal Fees – Each party to bear their own legal costs.

Shop front & kitchenette  
24'07 x 8'07 (7.49m x 2.62m)

Storage area  
9'3 x 6'6 (2.82m x 1.98m)





## Floor Plan



## Viewing

Please contact our James & James Lettings Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

