



JAMES & JAMES
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



s Parlour 07709 845607

8 New Broadway
Worthing, BN11 4HP

£6,720 Per annum

Council Tax Band

FOR ALL YOUR OFFICE
WAREHOUSE AND FACTORY
NEEDS GIVE US A CALL
01903 958770



James & James Commercial are delighted to offer this retail unit To Let within Tarring Road Parade.

The Ground floor shop comprises of retail area with a small rear storage area, WC and kitchenette the property benefits from a large window frontage.

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.

Approx 312 sq ft.

£6,720 per annum.

New Lease terms to be agreed.

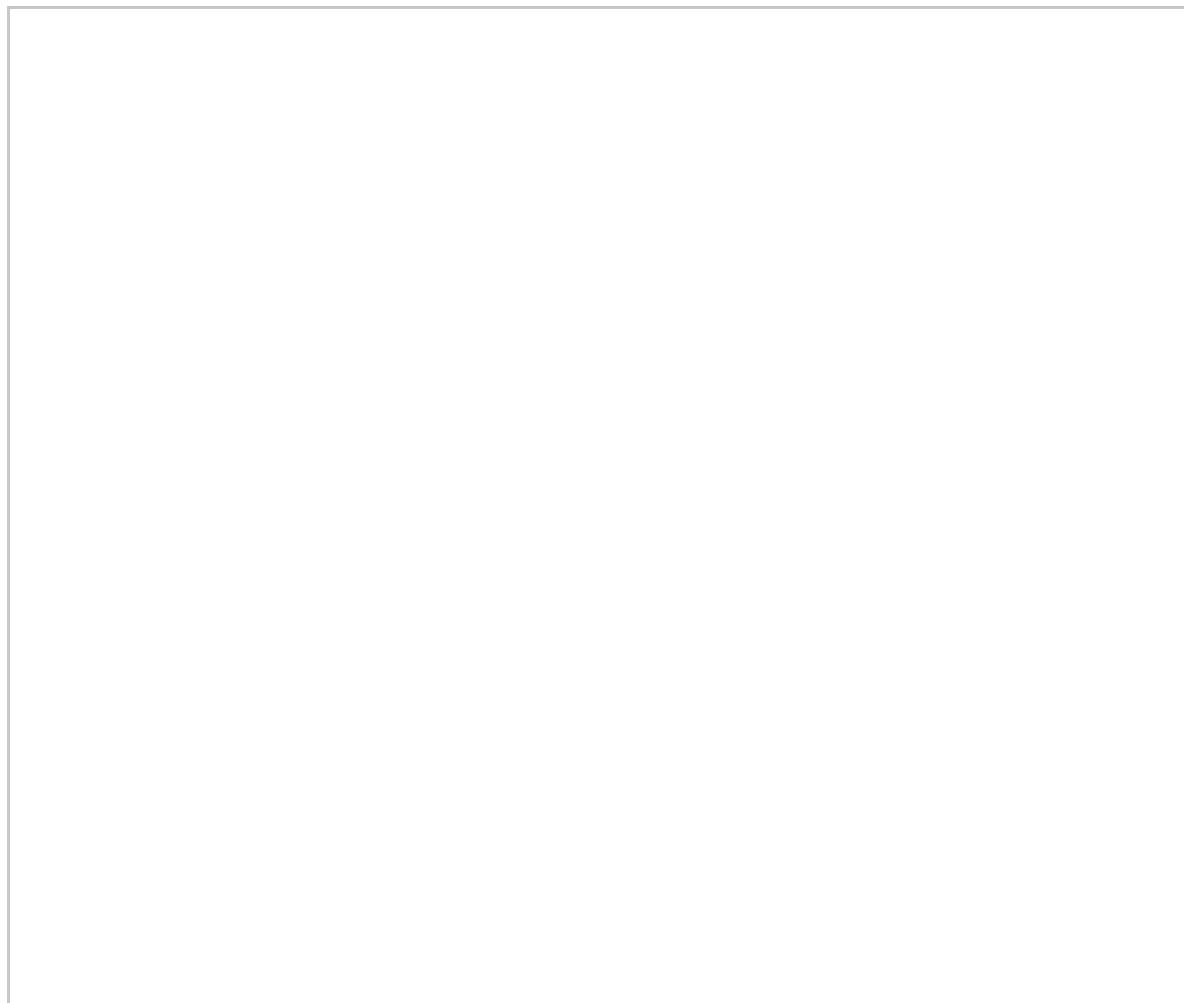
EPC - E (101)

Ratable value advertised online by GOV.UK is £3,950. Interested parties are asked to make their own enquiries to ascertain the exact cost to their business.

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



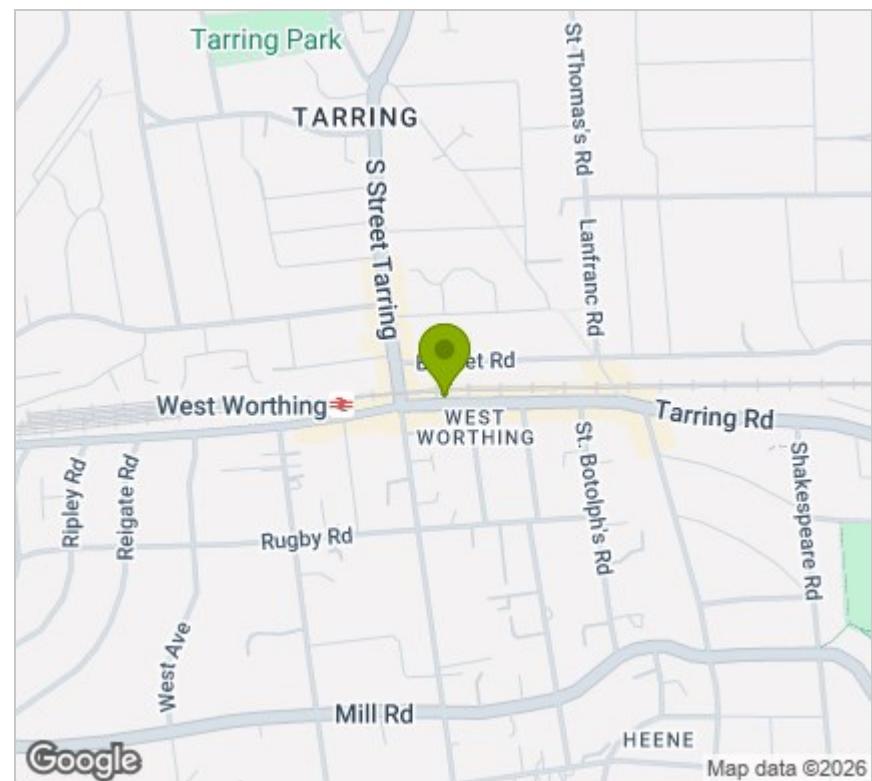
Floor Plan



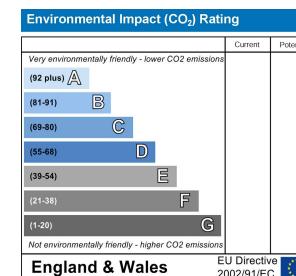
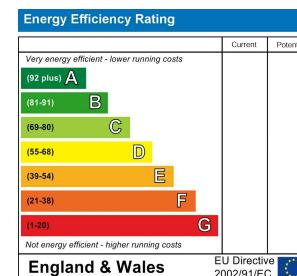
Viewing

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

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



www.jamesandjamesea.co.uk

Company No. 12642413