



GROUND FLOOR OFFICE / SHOP

- Close to Train Station
- 100% rate relief (STS)

Interested in this property? Please contact us on 01903 792785

37 SOUTH STREET, TARRING, WORTHING, WEST SUSSEX, BN14 7LG

Location

Well presented ground floor commercial unit to let along Tarring's busy South Street parade and a minute's walk from West Worthing railway station. Currently being used as an office but could suit other uses (STNC).

Description

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Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Total floor area:	300	27.87

Tenure

Leasehold

Rent

Offers are invited in the region of £700pcm

Business Rates

The rateable value from April 2023 provided by the Valuation Office Agency is £4,750. The small business rates for the financial year (2023 - 2024) is 49.9p in the £ making the rates payable approx. £2,370.25.

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

The property has an EPC rating of D - 82.

VAT

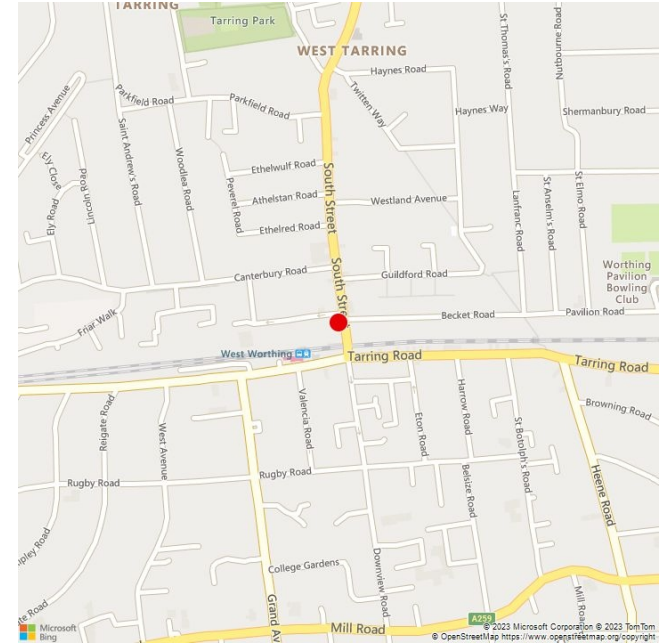
We are informed that VAT is not applicable on the terms quoted.

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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Jacobs | Steel