



## SHOP/OFFICE TO LET

- Suit a Variety of Different Uses STNC
- Forecourt Parking/Seating
- 100% Rate Relief (STS)
- Prime Thoroughfare

Interested in this property? Please contact us on 01903 792785

# 82 TEVILLE ROAD, WORTHING, WEST SUSSEX, BN11 1UY

## Location

The property is located in a prominent position and within close proximity of Worthing train station. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 0.4 miles away. Nearby occupiers include Tesco Express, together with numerous local independent retailers and eateries.

## Description

This south facing, newly refurbished premises is situated in a prime corner position on Teville Road and offers a large double shop front with recessed double doors, a generous open plan retail/office area, a further separate office or retail area, storage room, kitchen and WC. The unit benefits from new carpeting throughout, suspended ceiling with inset lighting, air conditioning, ample power points and internet and CAT 5 cabling points. Should potential tenants need to reconfigure the existing layout, some of the internal stud walls could be removed (subject to consent).

Further benefits include, a forecourt with space for two vehicles or outside seating area, rear access with courtyard and 100% rate relief (STS).

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

## Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
<b>Total floor area:</b>	<b>805</b>	<b>74.78</b>

## Tenure

The property is To Let on a new lease for a term to be agreed.

## Rent

Rental offers are invited in the region of £17,895 per annum, exclusive.

## Business Rates

The rateable value from April 2023 provided by the Valuation Office Agency is £12,000. The small business rates for the financial year (2023 - 2024) is 49.9p in the £ making the rates payable approx. £5652. 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

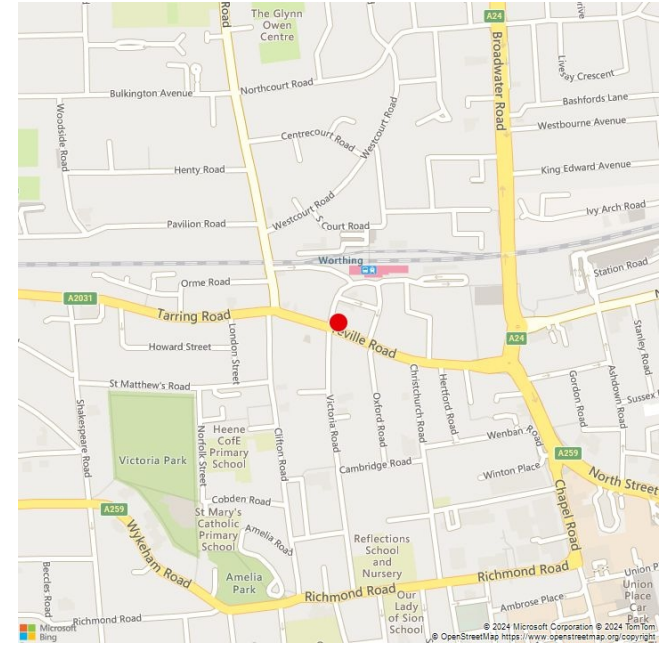
The property has an EPC rating of C - 63.

## 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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