



## PRIME RETAIL/OFFICE PREMISES TO LET

- Suit a Variety of Different Uses STNC
- 100% Rate Relief (STS)
- Prime Thoroughfare
- No Hot Food Uses Considered

Interested in this property? Please contact us on 01903 792785

# 123 TARRING ROAD, WORTHING, WEST SUSSEX, BN11 4HE

## Location

The property is located along Tarring Road which offers a variety of shops. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 0.7 miles away. And being mid-way between West Worthing and Worthing mainline train station which are both approximately 0.4 miles away with regular bus services running nearby.

## Description

This attractive premises benefits from a large double shop front with recessed door, open plan retail/office area, fully fitted contemporary kitchen with integrated appliances and WC. A further two office/treatments rooms and storage area are to the rear of the property.

Further benefits include rear and side access 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>793</b>	<b>73.67</b>

## Tenure

The property is held on a lease for a term of 10 years from May 2019.

## Rent

The rent is £10,750 per annum, exclusive.

## Business Rates

The rateable value from April 2023 provided by the Valuation Office Agency is £6,000. The small business rates for the financial year (2023 - 2024) is 49.9p in the £ making the rates payable approx. £2,826. 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

An EPC has been requested.

## VAT

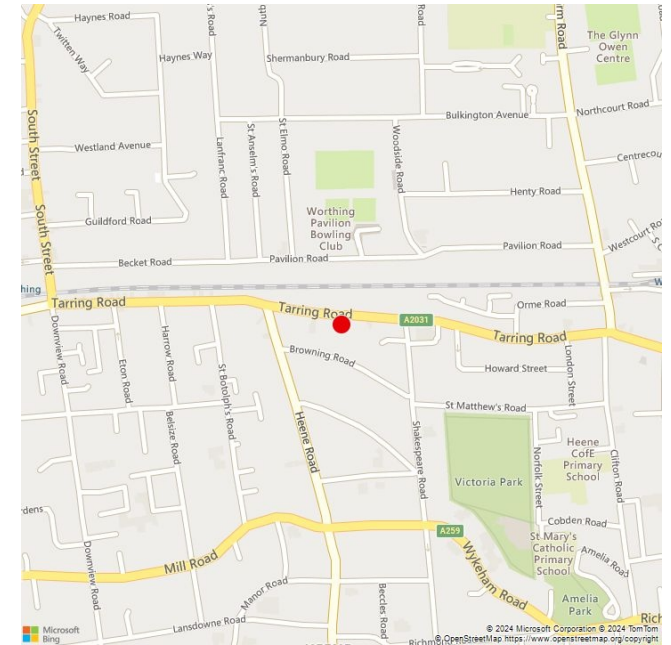
We are informed that VAT is not applicable on the terms quoted.

## 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

The incoming tenant is responsible for the outgoing tenants legal fees.



## Viewing

Strictly by appointment with Sole Agents, Jacobs Steel.



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