



## LOCK UP SHOP TO LET

- 100% Rate Relief (STS)
- Large Shop Front
- Situated on a Busy Thoroughfare
- Close to West Worthing Train Station

Interested in this property? Please contact us on 01903 792785

# 58-59 NEW BROADWAY, WORTHING, WEST SUSSEX, BN11 4HS

## 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 1 mile away. The nearest main line station is West Worthing which is approximately 0.3 miles away and bus services run nearby.

## Description

A ground floor premises situated on popular New Broadway shopping parade in West Worthing comprising double shop front, open plan retail/office area, storage room, kitchenette and WC. Further benefits include LED lighting and 100% rate relief (STS).

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

AGENTS DISCLAIMER N.B. Under the Estate Agents Act 1979, we advise that the landlord is a director of Jacobs Steel and Company Limited.

## Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
<b>Total floor area:</b>	<b>516</b>	<b>47.94</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 £10,000 per annum, inclusive.

## Business Rates

The rateable value from April 2023 provided by the Valuation Office Agency is £7600. The small business rates for the financial year (2023 - 2024) is 49.9p in the £ making the rates payable approx. £3579.60. 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 - 74.

## VAT

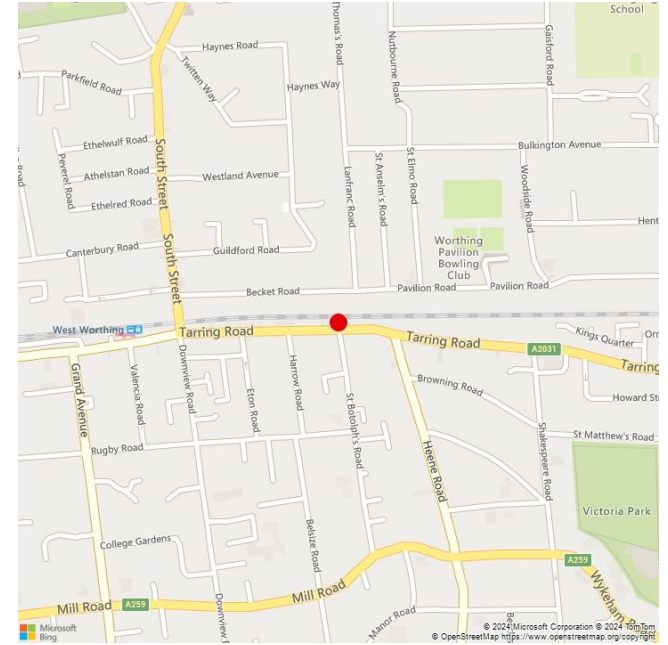
We are informed that VAT is not applicable on the terms quoted.

## 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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