



## RETAIL UNIT TO LET

- Large Shop Front
- 100% Rate Relief (STS)
- Busy Thoroughfare
- Rear Access

Interested in this property? Please contact us on 01903 792785

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

Location

Located in convenient and popular Tarring with local amenities, including cafes and restaurants. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 1 mile away. The nearest station is West Worthing which is approximately 500 ft away. Bus services run nearby and local schooling is also close to hand, offering easy access to the A27 and A24.

Description

This ground floor premises is situated in the popular residential area of Tarring. The property comprises 14' shop front and is currently divided into two separate retail/office spaces, though it can easily be restored to a larger open-plan layout. At the back of the unit, there is an additional space that includes a kitchenette and WC.

Further benefits include rear access, small courtyard, potential for outside seating (subject to Council consent) and 100% rate relief (STS).

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

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Total floor area:	775	72

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 £12,500 per annum, exclusive.

Business Rates

The rateable value from April 2024 provided by the Valuation Office Agency is £7000. The small business rates for the financial year (2024 - 2025) is 47.1p in the £ making the rates payable approx. £3297.00. 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 - 54.

VAT

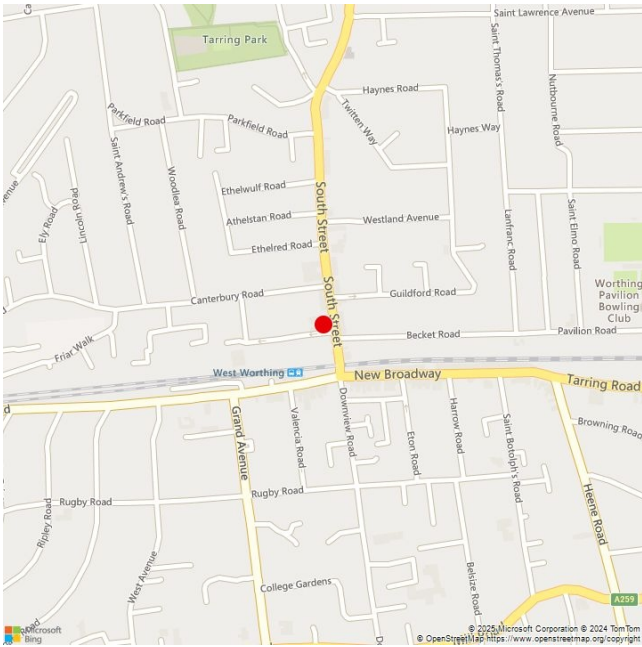
We are informed that VAT is not applicable on the terms quoted.

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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