





PROMINENT CORNER RETAIL/OFFICE UNIT TO LET

- Busy Thoroughfare
- Centrally Located
- Suit a Variety of Different Uses STNC
- 100% Rate Relief (STS)
- Hot Food Uses Will Not Be Considered



15 SOUTH FARM ROAD, WORTHING, WEST SUSSEX, BN14 7AB

Location

Located just 200 meters from Worthing Railway Station, offering excellent connectivity to Brighton and London. The area is well-served by local amenities, including supermarkets such as Tesco Express and Morrisons within walking distance, as well as a variety of shops, cafes, and restaurants.

Description

This prominent corner unit offers excellent visibility and is currently undergoing refurbishment. Ideally suited for retail or office use, the property features a bright, open-plan layout with large wraparound windows that maximise natural light and street presence.

Internally, the space includes a WC, a kitchenette area, and benefits from rear access.

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Total floor area:	369	34.28

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 £8,500 per annum, exclusive.

Business Rates

The rateable value from April 2024 provided by the Valuation Office Agency is £5600. The small business rates for the financial year (2024 - 2025) is 47.1p in the £ making the rates payable approx. £2,794.40. 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

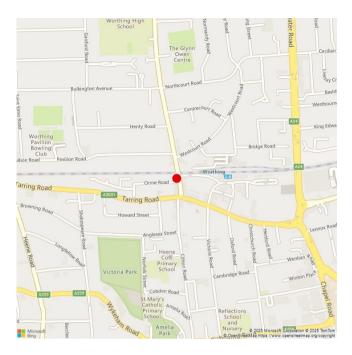
We are informed that VAT is applicable on the terms quoted.

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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