

IDEAL SHOP/OFFICE TO LET

- 100% Rate Relief (STS)
- Prime Thoroughfare
- Hot Food Uses Will Not Be Considered
- Large Shop Front

Interested in this property? Please contact us on 01903 792785

17-19 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 well positioned double-fronted premises offers excellent visibility and is currently undergoing refurbishment. Well-suited for either retail or office use, the property boasts a bright, open-plan interior with two recessed entrances.

Internally, the unit includes a WC, a kitchenette area, and benefits from convenient side access.

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Total floor area:	419	38.93

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 £12,000 per annum, exclusive.

Business Rates

The rateable value from April 2024 provided by the Valuation Office Agency is £6700. The small business rates for the financial year (2024 - 2025) is 47.1p in the £ making the rates payable approx. £3,343.30. 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

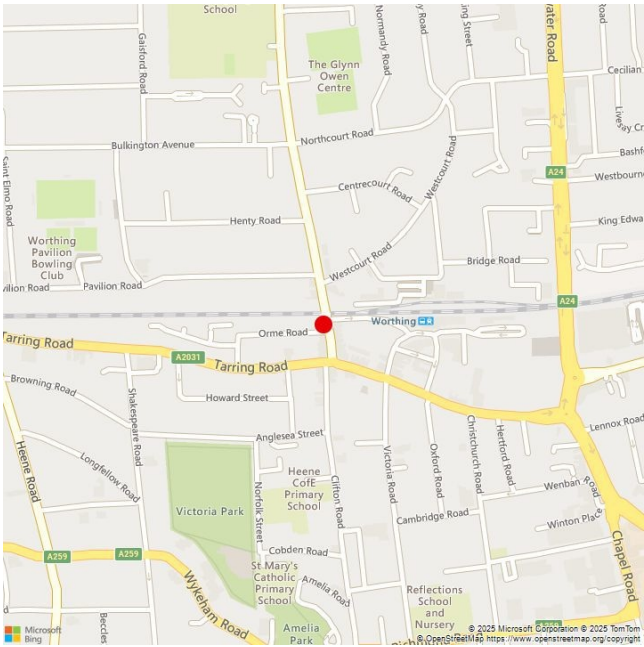
We are informed that VAT is applicable on the terms quoted.

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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