



NEWLY REFURBISHED RETAIL/OFFICE SPACE TO LET

22 South Farm Road, Worthing, West Sussex, BN14 7AA

DESCRIPTION:

An excellent opportunity to occupy a prominent commercial space considered suitable for a variety of different occupiers. The premises, which are in the process of being refurbished throughout, comprise a double fronted retail/office space of approximately 280 sq ft together with WC and kitchenette to the rear.

The property occupies a prominent location in a highly visible position to the southern end of South Farm Road, close to its junction with Teville Road. The location is a busy vehicular thoroughfare close to Worthing Mainline Station and within half a mile of Worthing Town Centre. Nearby occupiers include Tesco Express and a number of independent retailers, office users and food and drink outlets.

The premises are available with the benefit of a brand new lease term and viewing is strongly recommended.

ACCOMMODATION:

Main Retail Area

Maximum overall width	16'11
Maximum overall depth	16'7
Approximate area	280 ft ²

WC
Kitchenette

TERMS:

Lease:

The premises are available to let on a new full repairing and insuring lease on terms to be agreed.

Guide Rent:

£6,000 per annum

Legal fees:

Ingoing tenant to be responsible for both parties' legal costs unless otherwise negotiated prior to entering into an agreement.

VAT:

We are advised that the rent is not subject to VAT.

VIEWING:

Strictly by appointment with Spratt & Son:

01903 234343

RATES:

The Rateable Value for the property is £6000 and therefore any incoming occupier would likely be subject to Small Business Rate Relief meaning there would be no rates payable. All parties are advised to make their own enquiries with the local authority.

ENERGY PERFORMANCE CERTIFICATE:

To follow

We have included in these particulars details of services and fittings we have seen within the property. Unfortunately we have been unable to test these and we cannot, therefore, vouch for their operational adequacy. Prospective purchasers are strongly advised to obtain their own independent report on these matters.

More information:
01903 234343
www.sprattandson.co.uk



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