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LOCK-UP SHOP WITH D1 (HEALTH & MEDICAL) USE

13 Broadwater Boulevard, Broadwater Road, Worthing, West Sussex, BN14 8JE



estate agents and chartered surveyors

DESCRIPTION:

An excellent opportunity to occupy a versatile lock-up shopfront situated within the popular Broadwater area of Worthing. The premises, which are considered suitable for a variety of different users, comprise a former dental surgery with a gross internal area of approximately 580 sq ft together with WC to the rear.

The premises are presented in good throughout and viewing is strongly recommended.

LOCATION:

The premises are situated in Broadwater within a well established parade approximately 2 miles north of Worthing Town Centre. Broadwater Road is one of the main arterial routes into the town and the parade benefits from good footfall levels.

The property is immediately opposite Broadwater Health Centre and Paydens Pharmacy, whilst other occupiers within the locality include Starbucks, Costa, KFC, Domino's Pizza, The Co-Op, Tesco Express and a number of independent retailers, office users, pubs and eateries.

The location offers excellent links to the surrounding areas via the nearby A27, A24 and A259 trunk roads.

ACCOMMODATION:**Main Retail Area**

Maximum overall width	16'8
Maximum overall depth	33'
Approximate floor area	500 sq ft

Autoclave/Kitchen WC

80 sq ft

TERMS:**Lease:**

The premises are subject to the terms of 15 year lease from April 2011.

Full lease details are available upon request.

Rent:

£15,000 per annum.

LEGAL FEES:

The ingoing tenant is to be responsible for the landlord's costs unless otherwise negotiated prior to entering into an agreement.

RATES:

The Rateable Value for the premises is £6,700 and therefore an incoming tenant may be eligible for Small Business Rates Relief.

Interested parties are advised to make enquiries with the local authority as to the rates payable.

ENERGY PERFORMANCE CERTIFICATE:

Copies of the EPC and Recommendation Report are available upon request.

VIEWING:

By appointment through agents, Spratt & Son:

01903 234343



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.

Under the Finance Act 1989 VAT may be chargeable on the sales and rentals of commercial property. It is recommended that applicants should make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.

These particulars are produced in good faith but are set out as a guide only. Accuracy is not guaranteed and they do not constitute any form of contract. They are issued on the understanding that all negotiations are conducted through Spratt & Son. No persons in the employment of Spratt & Son has any authority to make or give any representation or warranty whatever in relation to this property. Any intending purchaser must satisfy themselves by inspection, independent and/or otherwise as to this property.

More information:
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