



**PROMINENT RETAIL PREMISES WITH WAREHOUSE & PARKING TO LET**  
9 Ardsheal Road, Worthing, West Sussex, BN14 7RN

**DESCRIPTION:**

An excellent opportunity to occupy a good size retail showroom situated within an extremely prominent position in Broadwater.

The premises, which are considered suitable for a variety of different users, benefit from double fronted window displays and have a main retailing area of approximately 1,750 sq.ft.

To the rear of the building there is a fully refurbished retail warehouse of approximately 560 sq ft together with kitchen/staffroom and WC.

New lease terms will be available, please call for further information.

**LOCATION:**

The premises are situated in a prominent location in Broadwater, a popular and well-established parade situated approximately 2 miles north of Worthing Town Centre.

The premises front onto a busy junction on one of the main arterial routes into the town and the parade benefits from good footfall levels.

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.

Bus services stop immediately outside the property and 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	40'
Maximum overall depth	49'
Approximate floor area	1750 sq ft

**Warehouse/Store**

Maximum overall width	20'4
Maximum overall depth	27'8
Approximate floor area	560 sq ft

**Kitchenette****WC****CAR PARKING:**

The premises benefit from two private car parking spaces to the side of the building.

**LEASE:**

The premises are available with the benefit of a brand new lease on terms to be agreed.

**GUIDE RENT:**

£35,000 per annum

**VAT:**

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

**LEGAL FEES:**

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

**RATES:**

We would recommend any interested parties make their own enquiries as to the Rates Payable.

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Asset Rating for the property is D: 83.

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.

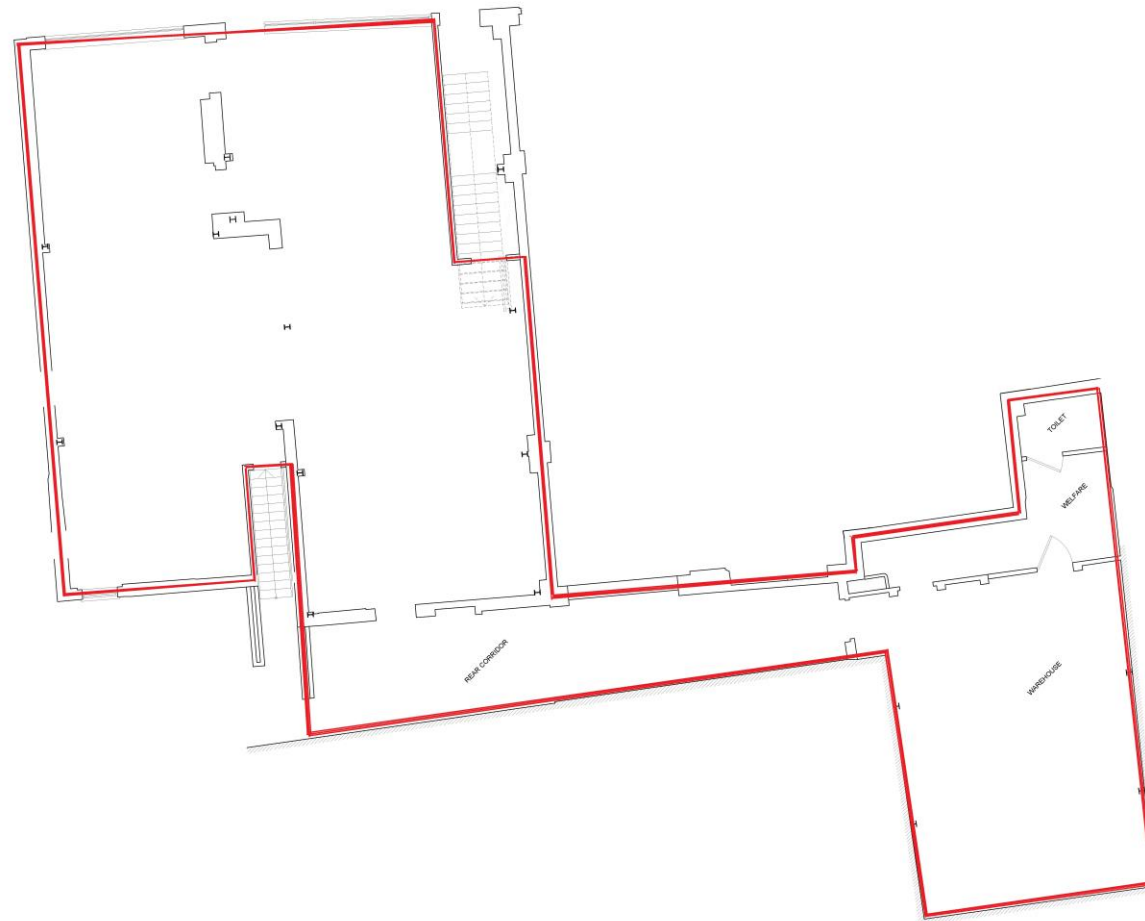
Under the Finance Act 1989 VAT may be chargeable on the sales and rentals of commercial property. It is recommended that applicants should make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.

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:**  
**01903 234343**  
**www.sprattandson.co.uk**



**FLOORPLAN:**



**THIS PLAN IS FOR ILLUSTRATION PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS A STATEMENT OF FACT**

More information:  
01903 234343  
[www.sprattandson.co.uk](http://www.sprattandson.co.uk)



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.