

219 Tarring Road,
Worthing



£8,000 Per Annum

- **Double-fronted window display**
- **Mid-terrace property in a well established parade**
- **Suitable for a variety of different occupiers**
- **Property type: Class E**

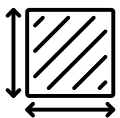


On-street Parking



EPC Rating: C

585 sq ft (Internal)



**New Lease Terms
Available**

T:01903 234343
www:sprattandson.co.uk
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spratt&son



estate agents and chartered surveyors



LOCATION

This premises is located within walking distance of West Worthing railway station. It also has good road links, with Tarring Road and South Street both allowing constant thoroughfare, as well as a stream of pedestrian footfall.

DESCRIPTION

An excellent opportunity to occupy a prominent commercial space that is suitable for a variety of different occupiers.

The premises benefits from a double-fronted window display, as well as WC and space for a tea station in the rear. The main retail/office area is approximately 585 sq ft of working space.

The property is situated in a well-established tertiary parade.

The immediate area is largely residential with nearby commercial occupiers, including Co-op local and a number of independent retailers, fast food outlets and offices.

New lease terms are available and viewing is strongly recommended.

ACCOMODATION

Maximum Overall width: 20'2

Maximum overall width: 29'

Approximate area: 585 sq ft

WC

LEASE

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

RENT

£8,000 per annum

VAT

We are advised that the rent is not subject to VAT

VIEWING

Strictly by prior appointment with Spratt & Son.



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LEGAL FEES

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

BUSINESS RATES

Rateable Value: £8900

We would recommend any interested parties make their own enquiries as to the Rates Payable. Businesses may be entitled to some small Business Rate Relief, for further details please contact Worthing Borough Councils rates department on 01903 221061.

EPC RATING: C

Certificate No: 0411-3437-0040-1574-5919

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

VIEWINGS AND FURTHER INFO:

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