

127 South Farm Road, Worthing BN14 7AX

TO LET £12,500 PAX



Ground Floor  
Retail/office

EPC: D

T:01903 234343

[www.sprattandson.co.uk](http://www.sprattandson.co.uk)

[info@sprattandson.co.uk](mailto:info@sprattandson.co.uk)



estate agents and chartered surveyors

spratt&son



estate agents and chartered surveyors

## LOCATION

The property is situated in a busy secondary commercial parade near a large secondary school. It is located not far from Broadwater commercial centre.

Worthing is the largest town in West Sussex, located on the coast between Brighton and Chichester.

## DESCRIPTION

A well presented property with a reception/retail area leading through to 2 good size offices along with a kitchen, WC and storage space.

The premises also benefits from 1 allocated, off street parking spaces.

## LEASE

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

## RENT

£12,500 per annum exclusive.

## LEGAL FEES

Each side are responsible for their own legal costs.



## VIEWINGS AND FURTHER INFO

Strictly by prior appointment with Spratt & Son.

Nicole Evans

NE@sprattandson.co.uk

07394562643

01903 234343

info@sprattandson.co.uk



## ACCOMMODATION

Reception/retail area: 163 sq ft

Office 1 - 145 sq ft

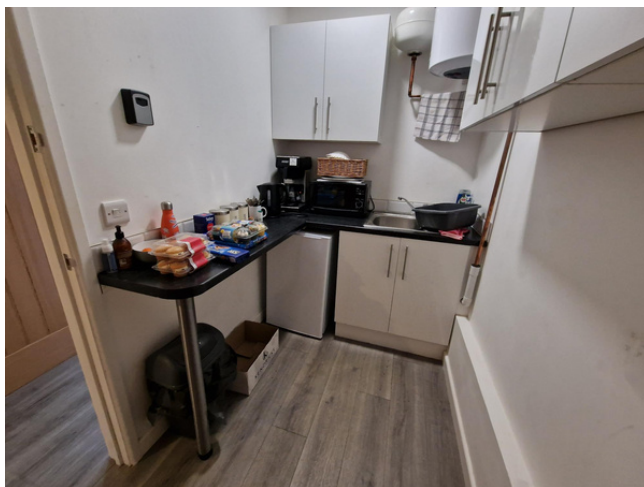
Office 2 - 107 sq ft

Kitchen: 45 sq ft

Storage: 60 sq ft

Total: 520 sq ft

1 Parking space to the rear of property



## BUSINESS RATES

Rateable Value: £6,800

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: D 96**

Copies of the EPC's and Recommendation Reports are available upon request.



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.

*We may 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 tenants or 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 VAT is chargeable prior to entering into an agreement.*