

10 Littlehampton Road, Worthing BN13 1QE

TO LET £11,750 PAX



TO LET

Ground Floor Shop

EPC: D

T:01903 234343

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

info@sprattandson.co.uk



estate agents and chartered surveyors

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LOCATION

The Property is situated on the busy junction of Littlehampton Road & Offington Lane, with access to the A27 0.7 miles from the property.

Nearby occupiers include The Fox & Finch Alehouse, The Cake Box, S&L Locksmith and Cedar Garage.

DESCRIPTION

Retail premises with floor to ceiling windows, partitioned off storage area along with kitchenette and WC.

RENT

Asking rent of £11,750 per annum exclusive.

LEASE

A new effective full repairing and insuring lease available on terms to be agreed.

LEGAL FEES

Each side are responsible for their own legal costs.

EPC RATING

Shop: D 82

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



VIEWINGS AND FURTHER INFO

Strictly by prior appointment with Spratt & Son.

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ACCOMODATION

Ground Floor Retail

Net Internal Area Approx: 466 sq ft

Kitchenette

W.C

VAT

We are advised that VAT is chargeable.

BUSINESS RATES

Rateable Value: £6,500

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.



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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.