



TO LET
£15,000 PAX

27 Marine Parade, Worthing BN11 3PT



- Seafront location retail premises with forecourt
- EPC: C 69
- 659 sq ft

LOCATION

The property is situated in an excellent location on Marine Parade with views of Worthing seafront, in close proximity to South Street and Worthing Pier.

Nearby occupiers include The Cow Shed, 24 Bar Kitchen, Dome Cinema, Crudo & Fishing Tackle and Bait.

DESCRIPTION

The property comprise a retail area with partitioned rooms that can be removed to create an open plan space, WC at the rear & forecourt space at the front of the premises.

RENT

Asking rent of £15,000 per annum exclusive.

LEASE

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

LEGAL FEES

Each side are responsible for their own legal costs

EPC RATING

C69

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



Ground Floor

Retail 659 sq ft
WC
Forecourt

BUSINESS RATES

Rateable Value: £8,200

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 Adur Borough Councils rates department on 01273 263111

VIEWINGS AND FURTHER INFO

Strictly by prior appointment with Spratt & Son.
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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.