



TO LET
£12,000 PAX

12 Broadwater Boulevard, Worthing, BN14 8JE

- Ground floor retail premises
- EPC: C 54
- 648 sq ft

LOCATION

The property is situated in an established secondary parade of shops in the Broadwater area of Worthing.

nearby occupiers include Payden Pharmacy, Diamond Fitness, Tesco Express, Costa Coffee, Real Patisserie & Guild care.

DESCRIPTION

Retail premises that has been partitioned in the middle but is able to be removed to create a larger open retail shop with a storage room and WC at the rear of the property.

RENT

Asking rent of £12,000 per annum exclusive.

LEASE

A new effective full repairing and insuring lease available from 30th September 2025 on terms to be agreed.

LEGAL FEES

Each side are responsible for their own legal costs

EPC RATING

C54

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



ACCOMODATION

Ground Floor

Retail area: 594 sq ft

Small Storage Room: 16 sq ft

Rear Storage: 38 sq ft

WC

all areas are approximate NIA

BUSINESS RATES

Rateable Value: £8,300

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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