



TO LET
£8,500 PAX

25 New Broadway, Tarring Road , BN11 4HP

- Ground Floor Retail premises
- 242 sq ft
- EPC: D

- Close by to Train Station
- Situated within established parade of shops



LOCATION

The property is situated in an established secondary commercial parade in close proximity to West Worthing train station. nearby occupiers include Co-op, Wall Bros Carpets and Flooring, Paris Nails, Enterprise rent-a-car & The Primrose Aesthetics Clinic.

DESCRIPTION

The property is arranged as a ground floor Retail Premises, with a kitchen area at the back of the property, a WC. along with rear access to the property

The accommodation with approximate room measurements comprises:

Ground Floor net internal area approx 242 sq ft
WC

INSURANCE

Tenants are responsible for ensuring the contents of the property and should provide evidence that they are compliant with the terms of the tenancy prior to signing.

BUSINESS RATES

Rateable Value: £2,850

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 Arun Borough Councils rates department on 01903 737827.

LEASE

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



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.