



38-39 New Broadway

Worthing, BN11 4HS

**TO LET - Double Fronted
Retail Unit
Rental £16,000 PAX**

963 sq ft
(89.47 sq m)

- New Lease
- Excellent Frontage / Display Area
- Street car parking outside

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Summary

Available Size	963 sq ft
Rent	£1,333.33 per month
Rates Payable	£7,609.75 per annum Please confirm rate relief available with council
Rateable Value	£15,250
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	B- (36)

Description

Well presented double-fronted retail / office space, offering great display opportunity or marketing space. The unit is a double space, with W.C to the rear, suitable for various uses (STPC) the property makes a great starter unit for a new or expanding business.

Location

Located in New Broadway on Tarring Road, Worthing, the property is a short distance from West Worthing railway station with easy access into Worthing town centre. There is street car parking directly outside the property for staff/ customer parking or loading.

Accommodation

The accommodation comprises the following areas:

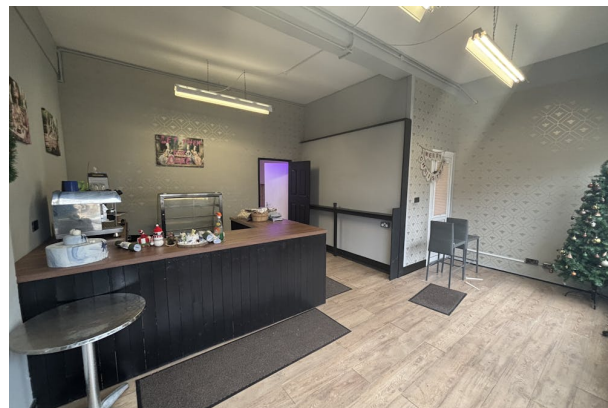
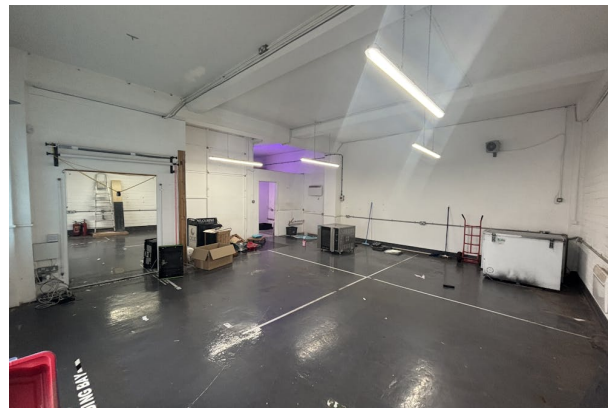
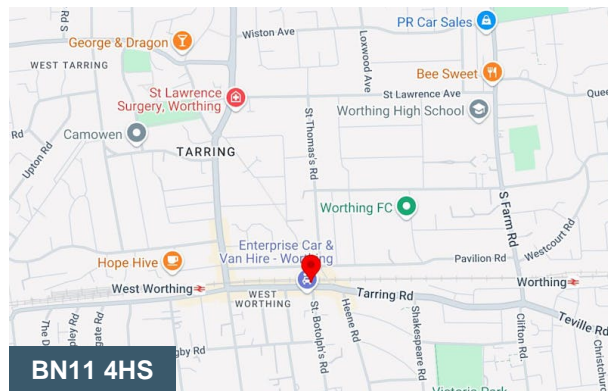
Name	sq ft	sq m
Ground - Retail Area	963	89.47
Total	963	89.47

Viewings

Viewings can be arrange via Landlords Sole Agent - Newlands Property

Terms

The property is available on a new FRI lease with terms to be agreed, asking rental of £16,000 per annum exclusive.



Viewing & Further Information



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