



2 Market House

Church Road, Worthing, BN13 1HF

**TO LET - Class E Unit with
Extraction
Rental £18,000 PAX+VAT**

863 sq ft
(80.18 sq m)

- Tarring Village
- High level of passing trade & footfall
- New Lease
- 3x Parking spaces included

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Summary

| | |
|-----------------------|--|
| Available Size | 863 sq ft |
| Rent | £1,500 per month |
| Rates Payable | £3,592.80 per annum |
| Rateable Value | £7,200 |
| Service Charge | N/A |
| VAT | Applicable. VAT is applicable |
| Legal Fees | Each party to bear their own costs |
| Estate Charge | N/A |
| EPC Rating | EPC exempt - EPC has been commissioned, will be available in less than 28 days |

Description

The property comprises a ground floor former coffee shop / cafe with extraction, rear garden area and parking to the rear for up to 3x vehicles. The building would suit various businesses (STPC).

Location

The property is situated in the heart of Tarring Village, a historic area within Worthing. The surrounding area is predominantly residential, complemented by local businesses including pubs and restaurants. West Worthing train station is a short walk to the south, providing convenient access to the wider region, while Worthing town centre is approximately a 10-minute drive away.

Accommodation

The accommodation comprises the following areas:

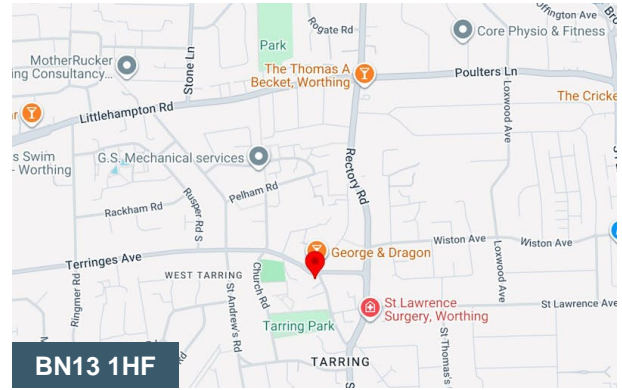
| Name | sq ft | sq m |
|--------------|------------|--------------|
| Ground | 734 | 68.19 |
| Ancillary | 129 | 11.98 |
| Total | 863 | 80.17 |

Viewings

Viewings can be arranged via the Landlords Agent - Newlands Property

Terms

The property is offered on a new FRI lease with terms to be agreed and asking rental of £18,000 PAX. VAT is applicable



Viewing & Further Information



Richard Lowrey

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