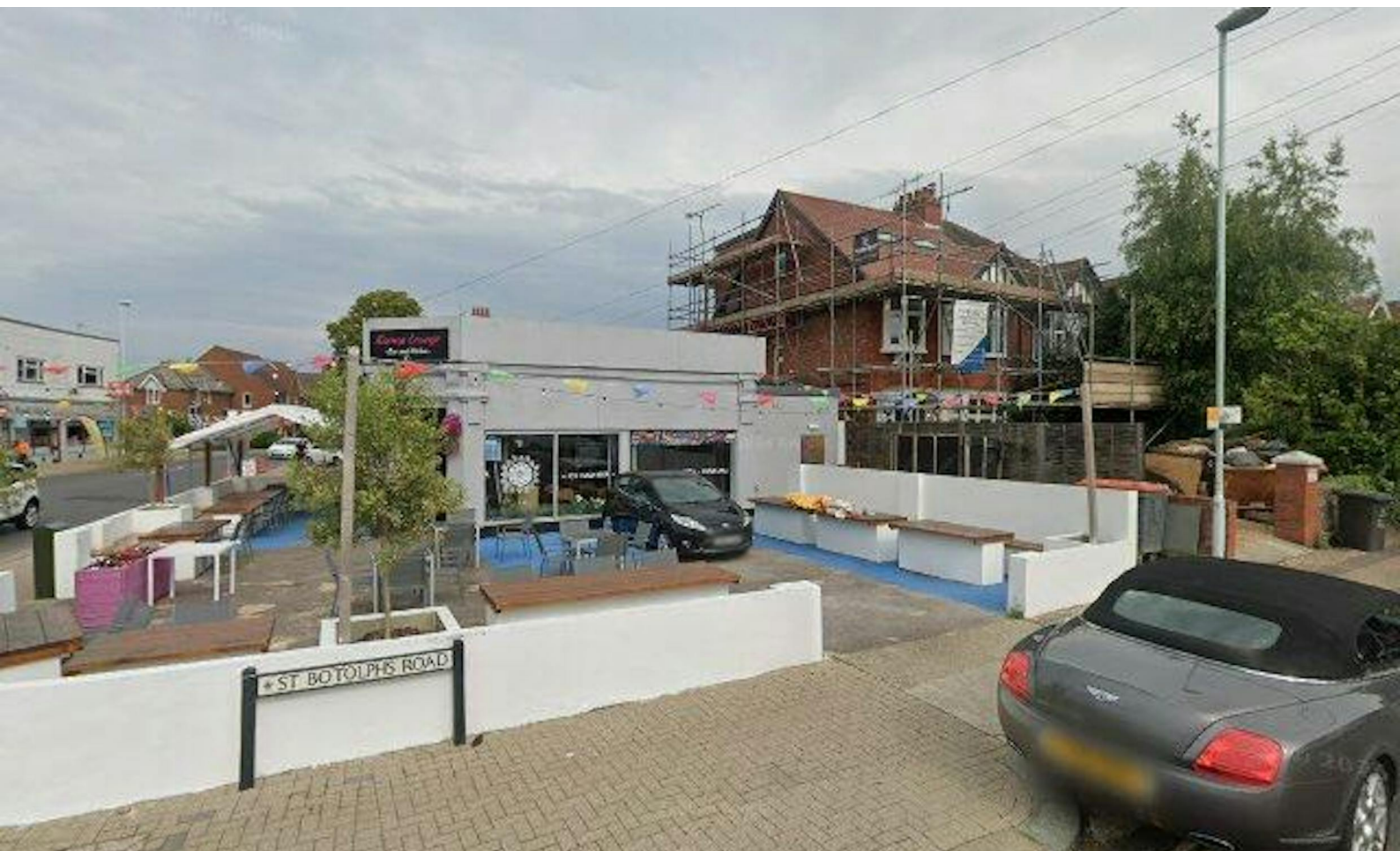




171-173 Tarring Road

Worthing, BN11 4HH

TO LET - Corner Position
Former Cafe/ Bar
Rental - £16,000 PAX

802 sq ft
(74.51 sq m)

- New Lease
- No Premium
- Outside seating area/ courtyard
- Premises Licence till 23.00hrs

171-173 Tarring Road, Worthing, BN11 4HH

Summary

Available Size	802 sq ft
Rent	£1,333.33 per annum
Rates Payable	£6,861.25 per annum Unit should be eligible for Nil rates, please confirm with local council
Rateable Value	£13,750
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (97)

Description

The Property is a double fronted corner premises, with outside seating area / courtyard, versatile space suitable for various uses within Class E, most recently used as a cafe / premises.

There is a premises licence in place under ref: 146208 permitting sale of alcohol up to 23.00

Excellent opportunity for a new or expanding business.

Location

The property is located on the corner of Tarring Road & St. Botolph's Rd, highly visible corner plot with good level of passing trade and traffic flow, there is street car parking around the property, with West Worthing station a short walk away.

Accommodation

The accommodation comprises the following areas:

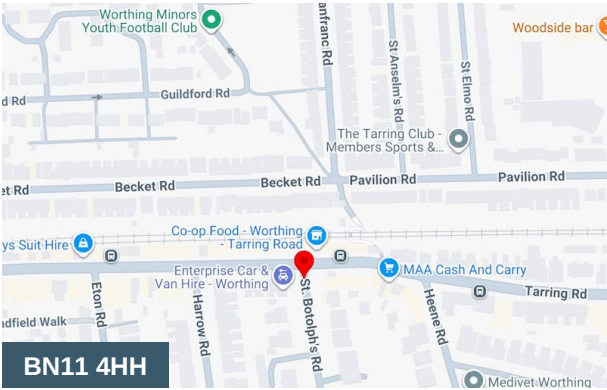
Name	sq ft	sq m
Ground	802	74.51
Total	802	74.51

Viewings

Viewings can be arranged via the Landlords Sole Agent - Newlands Property

Terms

The property is available on a new FRI lease with terms to be agreed, asking rental £16,000 PAX



Viewing & Further Information



Richard Lowrey
01273-779777 | 07725-723021
richard@newlandsproperty.com

Energy performance certificate (EPC)

171 TARRING ROAD
WORTHING CENTRAL
WORTHING
BN11 4HH

Energy rating

D

Valid until:

7 June 2031

Certificate number:

0014-7847-2544-0643-0329

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

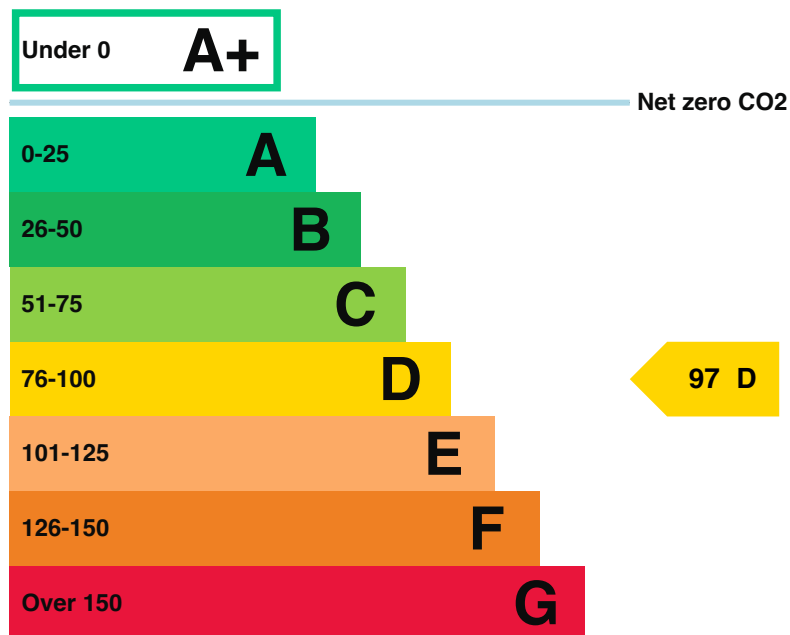
31 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	21 A
If typical of the existing stock	62 C

Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	193.78
Primary energy use (kWh/m2 per year)	1146

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2864-8454-2437-1960-7229\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Gary Romaine
Telephone	0800 170 1201
Email	admin@easyepc.org

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/023158
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	EASY EPC
Employer address	12 Albion Street Brighton BN2 9NE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	4 June 2021
Date of certificate	8 June 2021

Energy performance certificate (EPC)

173 TARRING ROAD
WORTHING CENTRAL
WORTHING
BN11 4HH

Energy rating

D

Valid until:

7 June 2031

Certificate number:

3951-6100-6339-5692-1955

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

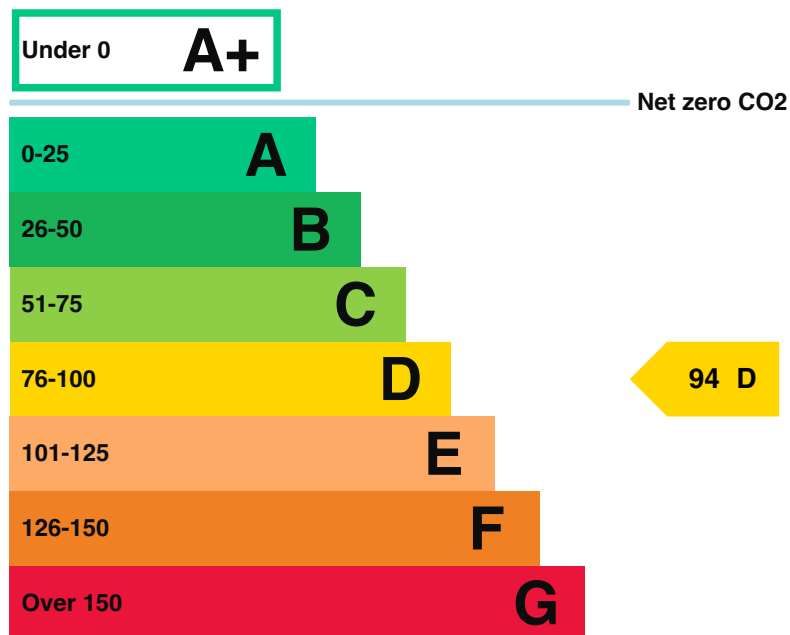
31 square metres

Rules on letting this property

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Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	17 A
If typical of the existing stock	50 B

Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	215.56
Primary energy use (kWh/m2 per year)	1275

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2919-5531-1456-2761-3188\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Gary Romaine
Telephone	0800 170 1201
Email	admin@easyepc.org

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