



291 Tarring Road
Worthing, BN11 5JG

**TO LET - Versatile
Commercial Building & Yard
Rental £37,500+VAT PAX**

2,356 sq ft
(218.88 sq m)

- New Lease
- Available Now
- Excellent parking yard space

291 Tarring Road, Worthing, BN11 5JG

Summary

Available Size	2,356 sq ft
Rent	£3,125 per month
Rates Payable	£6,986 per annum
Rateable Value	£14,000
Service Charge	N/A
VAT	Applicable. VAT is applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	E (121)

Description

Detached commercial building with excellent secure outside yard space/ parking with gated entrance, the property is arranged over ground and first floors and would suit various uses.

Location

Located on the South side of Tarring Road, just across from West Worthing railway station, the property has easy access to the main A259 trunk road and A27. Worthing town centre is a short distance away to the east with plenty of parking in the nearby area.

Accommodation

The accommodation comprises the following areas:

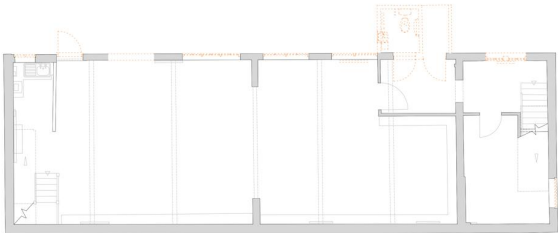
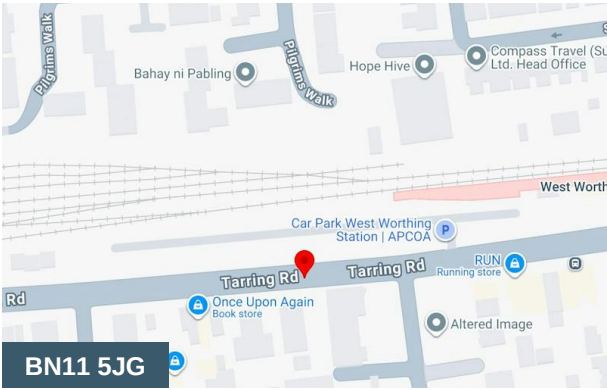
Name	sq ft	sq m
Ground	1,194	110.93
1st	1,162	107.95
Total	2,356	218.88

Viewings

Viewings can be arranged via landlords sole agent - Newlands Property

Terms

The property is available on a new FRI lease with terms to be agreed, asking rental £37,500pax +VAT VAT.



Existing ground floor plan

Viewing & Further Information



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

Energy performance certificate (EPC)

291 Tarring Road Worthing Central WORTHING BN11 5JG	Energy rating E	Valid until: 23 May 2033
		Certificate number: 9838-3617-8221-3455-9273

Property type

Storage or Distribution

Total floor area

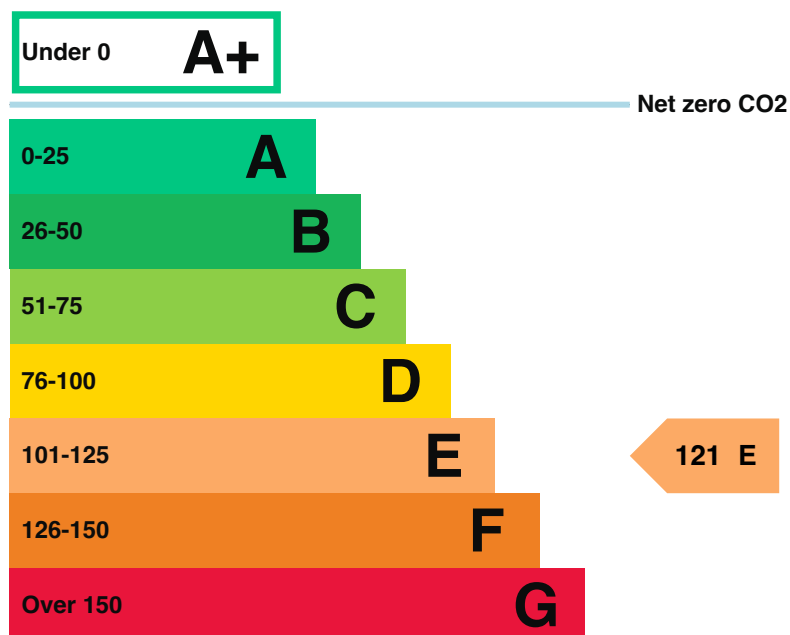
230 square metres

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 E.



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	36 B
If typical of the existing stock	144 F

Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	48.53
Primary energy use (kWh/m2 per year)	287

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4339-2044-1087-9916-9752\)](#).

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	Mr Anthony Light
Telephone	08450212233
Email	anthony@brightenergyreports.co.uk

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/028111
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Bright Energy Reports
Employer address	PO BOX 218, Eastbourne, BN24 9GN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	18 May 2023
Date of certificate	24 May 2023