

**TO LET OR
FOR SALE**

**GROUND FLOOR LOCK-UP SHOP
PLUS FIRST FLOOR ON BUSY STREET**

63.55 m² (683 ft²)

01903 236599

www.marshallclark.co.uk



**48 NEW BROADWAY, TARRING ROAD, WORTHING,
WEST SUSSEX, BN11 4HS**



MARSHALLCLARK

CHARTERED SURVEYORS AND
COMMERCIAL PROPERTY CONSULTANTS

GUIDE RENT £9,000 PA
GUIDE PRICE £90,000 FREEHOLD

LOCATION:

The property is located on the North side of Tarring Road, close to the junction with St Botolph Road. Tarring Road is a popular secondary high street location. The property benefits from exposure to the busy Tarring Road and is situated in a convenient location to both West Worthing, and Worthing stations. Local occupiers include the Co-op immediately adjacent plus numerous other businesses.

DESCRIPTION:

The premises are arranged as a ground floor lock-up shop with a stairway at rear leading to the first floor. The space has been fitted out with partitioning allowing former treatment rooms a kitchenette and WC's. There is convenient on road car parking available outside of the premises. The shop will be suitable for a variety of uses subject to necessary planning consent.

The premises has approximate overall net internal floor area of:

Ground Floor Area	354 ft ²	32.92 m ²
First Floor	329 ft ²	30.63 m ²

LEASE TERMS/SALE:

The whole property is offered either on a new full repairing and insuring lease with terms to be negotiated or for sale Freehold with vacant possession

VAT:

We understand that VAT is not payable

RATES:

Rateable Value £5,700 (VOA 2023 list) Rateable Value £6,400 (VOA from 01.04.26)

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LEGAL COSTS:

Each party to be responsible for their own legal costs, unless otherwise negotiated

EPC:

The property has a E rating



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Ground Floor Rear Room



First Floor



**FOR MORE INFORMATION OR A VIEWING PLEASE CONTACT
MARSHALL CLARK 01903 236599**

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