

TO LET

**GROUND FLOOR OFFICE / RETAIL
PREMISES**
51.59 m² (555 ft²)

01903 236599
www.marshallclark.co.uk



77 ROWLANDS ROAD, WORTHING, WEST SUSSEX, BN11 3JN



/// what3words /// frosted.papers.lined

GUIDE RENT £14,000 PAX

LOCATION: The property is located on the southern side of Rowlands Road, close to the intersection of Milton Road, forming part of a busy and popular parade of shop to the West of Worthing Town Centre. Rowlands Rad is a good secondary trading position with a mix of independent retailers and restaurants.

DESCRIPTION: The property is currently set up as a financial services office, but would suit a variety of retailing or office uses. The property has the benefit of a separate meeting room to the rear, with kitchenette facility, WC and basement storage facility. There is free time limited parking outside of the property.

The premises has approximate net internal floor area of:

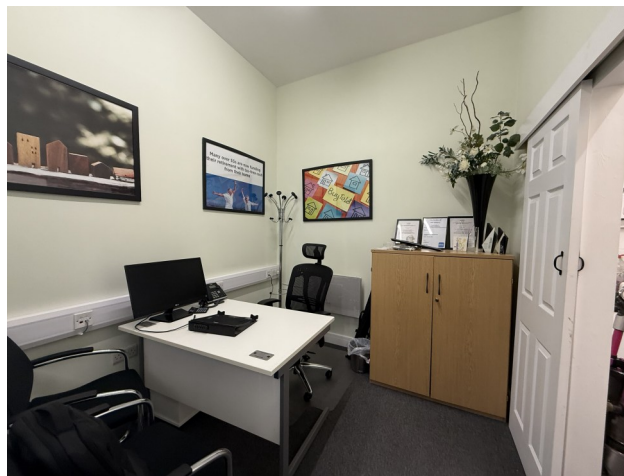
Shop	42.30 m ²	455 ft ²
Basement Storage	9.29 m ²	100 ft ²

TENURE: A new effective full repairing and insuring lease with terms to be negotiated.

SERVICE CHARGE: The tenant would be responsible for a proportion of the service charge for the building.

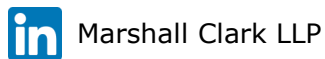
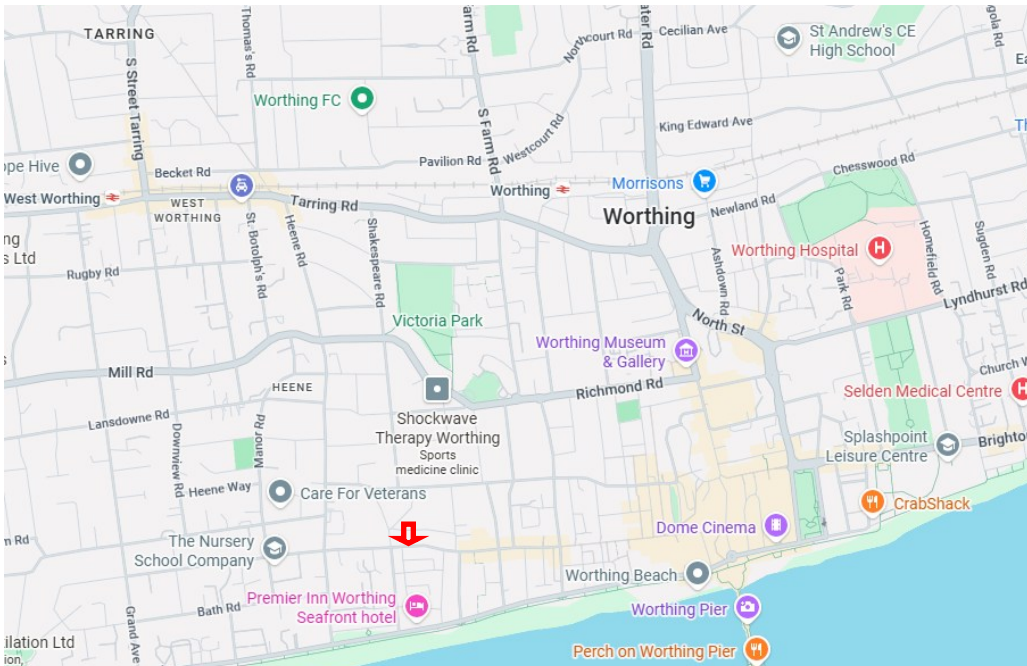
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- VAT:** We understand that VAT is not payable.
- RATES:** We understand the property has a Rateable Value of £7,800 (VOA 2026 list)
- LEGAL COSTS:** Each party to be responsible for their own legal costs, unless otherwise negotiated
- AML:** In accordance with Anti-Money Laundering requirements, upon agreement of terms, mandatory tenant/purchaser Know Your Customer (KYC) documentation request will be made.
- EPC:** D—76



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**FOR MORE INFORMATION OR
A VIEWING PLEASE
CONTACT;**



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