

TO LET

GROUND FLOOR LOCK UP SHOP
23.81 m² (256 ft²)

01903 236599

www.marshallclark.co.uk



**33 NEW BROADWAY, TARRING ROAD, WORTHING,
WEST SUSSEX, BN11 4HP**



what3words

[///slang.discouraged.nobody](https://www.what3words.com/slang/discouraged.nobody)



MARSHALLCLARK

CHARTERED SURVEYORS AND
COMMERCIAL PROPERTY CONSULTANTS

GUIDE RENT £5,000 PAX

LOCATION:

Tarring Road is a popular and well-established neighbourhood parade positioned between West Worthing and Worthing town centre. The area is known for its mix of independent shops, cafés, and service-based businesses, creating a lively and supportive trading environment. The unit benefits from close proximity to West Worthing railway station with free time limited parking outside.

DESCRIPTION:

A self contained lock up retail unit situated on the well established Tarring Road parade in Worthing. The premises extend to approximately 256 sq ft and provide an open-plan layout, suitable for a range of Class E uses including retail, office, studio, or service-based occupiers.

The unit benefits from a toilet facility positioned at the rear, along with secondary access via a rear door, offering practical convenience for loading, staff entry, or waste management. The frontage provides good visibility to passing foot and vehicle traffic, with Tarring Road known for its mix of independent traders and strong local catchment.

The premises has approximate net internal floor area of:

33 New Broadway	23.81 m²	256 ft²
------------------------	----------------------------	---------------------------

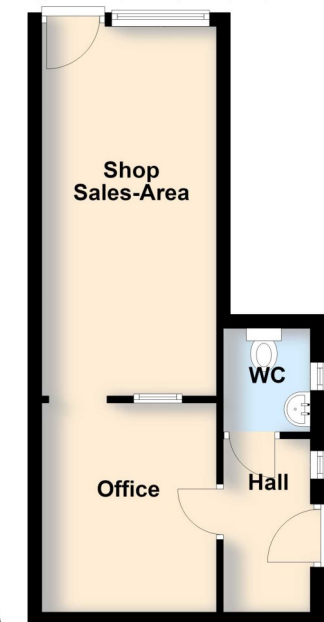
TENURE:

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

SERVICE CHARGE:

There is no formal service charge on the building, any repairs are undertaken on an ad-hoc basis.

Floor Plan



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

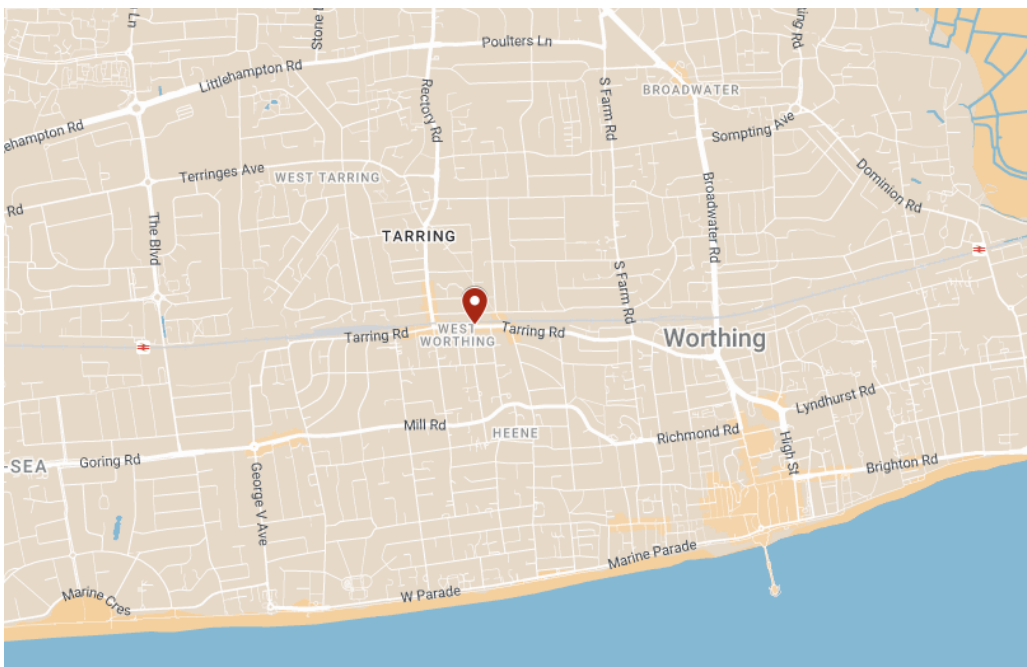
GUIDE RENT £5,000 PAX

- VAT:** We understand that VAT is not payable.
- RATES:** We understand the property has a Rateable Value of £4,100 (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:** C— 71



33 NEW BROADWAY, TARRING ROAD, WORTHING, WEST SUSSEX, BN11 4HP

GUIDE RENT £5,000 PAX



Marshall Clark LLP



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



MARSHALLCLARK
CHARTERED SURVEYORS AND
COMMERCIAL PROPERTY CONSULTANTS

Ben Clark

T: 01903 236599

E: ben@marshallclark.co.uk



MARSHALLCLARK
CHARTERED SURVEYORS AND
COMMERCIAL PROPERTY CONSULTANTS

Dominic Clark

T: 01903 236599

E: dc@marshallclark.co.uk

Misrepresentation Act 1967: Marshall Clark LLP and their joint agents for themselves and for the lessor(s)/vendor(s) of this property whose agents they are, give a notice that: 1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in the particulars are to be relied as statements or representation of fact. 3. Any intended lessee/purchaser must satisfy himself by inspection or otherwise as the correctness of each of the statements contained in these particulars. 4. The lessor/vendor do not make or give and neither Marshall Clark LLP nor their joint agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection for Unfair Trading Regulation 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. All measurements and dimensions quoted are done so on an approximate basis and the proposed lessee/purchaser should undertake their own measured survey and not rely on the ones which are stated within these particulars. Subject to Contract Marshall Clark is registered in England and Wales as a Limited Liability Partnership No. OC 305331. Registered Office: 24 Grafton Road, Worthing, West Sussex, BN11 1QP

Agency | Investment | Development | Valuations | Rent Reviews | Lease Renewals | Rating | Building Surveys | Management | Party Wall Matters | Dilapidations | Refurbishment and Alterations

01903 236599

www.marshallclark.co.uk

Oct 2026

