TENURE / GUIDE TERMS

**TO LET**

PROPERTY TYPE

**RETAIL**

AGENCY PHONE

**01903 236599**

AGENCY WEBSITE

**www.marshallclark.co.uk**

# South Street

## TARRING




**ADDRESS**

8-14 South Street
Tarring
West Sussex
BN14 7LH

**WHAT3WORDS**

**///rails.blend.damp**

MARSHALLCLARK
CHARTERED SURVEYORS AND
COMMERCIAL PROPERTY CONSULTANTS

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DATE

**October 2026**

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## LOCATION

The Property is located on the West side of South Street on the junction of Becket Road, with West Worthing Station just to the south. South Street Tarring has a mixture of retailers, coffee shops, Co-Op and a drinking establishment with Worthing Town Centre being around 1.8km to the south east. Worthing is a seaside town in West Sussex and has an approximate population of around 110,000.

## OPPORTUNITY

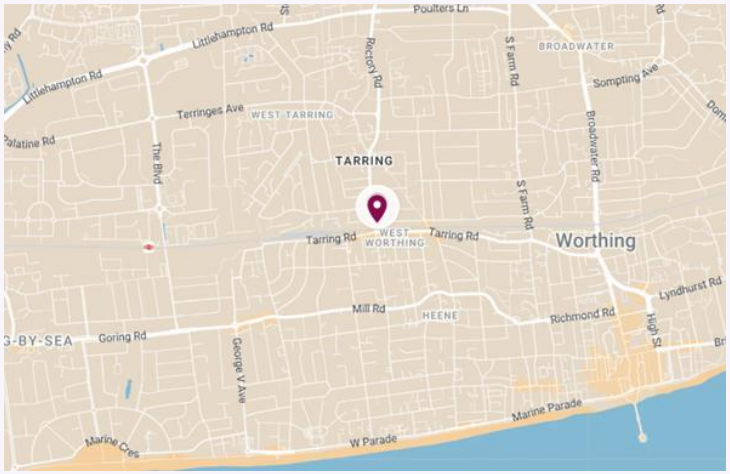
The properties are currently arranged as four ground floor shops, (with 8-10 being interconnected and also 12-14 being interconnected). The shops have previously been used as a coffee shop / café and the Butchers which has been there for around 80 years, which benefits from a walk in fridge and freezer. The shops could be used for a variety of different uses, subject to usual planning consents.
Our client may consider splitting the shops into individual units, with the guide rents as set out in the below table.












**TENURE**
Leasehold

**RATEABLE VALUE**
8-10 - £13,750 ( VOA 2026 list)
12-14 - £15,250 ( VOA 2026 list)

**VAT**
We understand that VAT is not payable.

**LEGAL COSTS**
Each party to be responsible for their own legal costs, unless otherwise negotiated.

**EPC**
8 – TBC
10 – C
12-14 - B

### ACCOMMODATION (Net Internal Floor Area)

| FLOOR | AREA $m^2$ | AREA $ft^2$ | Guide Rent Per Annum |
|---|---|---|---|
| 8 South Street | 32.09 | 345 | £9,000 |
| 10 South Street | 42.67 | 459 | £10,000 |
| 12-14 South Street | 127.24 | 1,370 | £20,000 |
| **TOTAL** | **202.00** | **2,174** | **£37,500 for the whole** |

### HIGHLIGHTS

- Prominent location next to level crossing for West Worthing Station
- Mix of local retailers

### ADDITIONAL INFORMATION

- Repairs – Effective Full repairing and insuring lease

## FOR MORE INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT


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