



Class E Premises In Secondary Shopping Parade

7 Broadwater Street East
Worthing, W Sussex, BN14 9AA

Retail

TO LET

881.01 sq ft
(81.85 sq m)

- Situated in a well established shopping parade
- The property would suit a variety of commercial uses, subject to planning and gaining the Landlords prior approval
- Good sized rear garden

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Summary

Available Size	881.01 sq ft
Rent	£11,000 per annum subject to rent reviews at appropriate intervals.
Rateable Value	£6,300 Interested parties may be eligible for full exemption via small business rates relief, subject to tenants status. For further information please contact the local business rates department.
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

An opportunity to occupy a Class E premises situated in Broadwater. The property would suit a variety of commercial uses, subject to planning and gaining the Landlords prior approval. To the rear the property benefits from a good sized rear garden.

Location

The premises are situated in a prominent location just off of Broadwater Street West, a well established shopping parade situated approximately 2 miles to the north of Worthing town centre. Nearby occupiers include Tesco Express, Costa Coffee, Starbucks, KFC and Dominos Pizza. There are also many independent retailers, office users and public amenities situated close by.

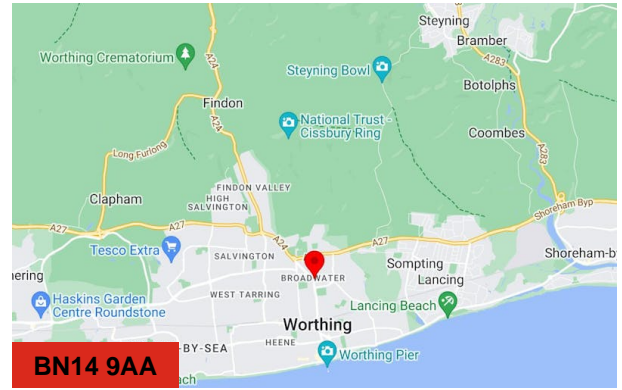
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Ground Floor	371	34.47
Ground - Internal Lean To / Store	122	11.33
Ground - External Store	71	6.60
1st - Office / Store 1	149	13.84
1st - Office / Store 2	95	8.83
1st - Kitchen	73	6.78
1st - WC (unmeasured)	0.01	-
Total	881.01	81.85

Terms

The premises are available To Let on a new full repairing & insuring lease with terms to be negotiated and agreed.



Viewing & Further Information



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