



**TO LET**  
**£11,500 PAX**

18 Broadwater Street West, Worthing BN14 9DA

- Ground floor retail premises
- EPC: C 59
- 570 sq ft

### LOCATION

The property is situated in an established parade of shops in the Broadwater area of Worthing, close access to the A27.

nearby occupiers include Tesco Express, Costa Coffee, Real Patisserie & Guild care, Turners Pies, Kamsons Pharmacy, Subway & KFC.

### DESCRIPTION

arranged as a retail premises at the front of the property with a small rear office along with multiple rooms for storage/office use, rear access along with one garage at the rear included.

### ACCOMODATION -Ground Floor

Retail area: 244 sq ft (23 sq m)  
rear storage Rooms: 284 sq ft (26 sq m)  
office: 42 sq ft (4 sq m)  
WC  
1 Garage  
all areas are approximate NIA

### BUSINESS RATES

Rateable Value: £7,300

We would recommend any interested parties make their own enquiries as to the Rates Payable. Businesses may be entitled to some small Business Rate Relief, for further details please contact Adur Borough Councils rates department on 01273 263111

### RENT

Asking rent of £11,500 per annum exclusive.

### LEASE

A new effective full repairing and insuring lease available on terms to be agreed.

### LEGAL FEES

Each side are responsible for their own legal costs

### EPC RATING C59

*Copies of the EPC's and Recommendation Reports are available upon request.*

### VIEWINGS AND FURTHER INFO

Strictly by prior appointment with Spratt & Son.

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