

49 Teville Road, Worthing BN11 1UX

FLUDE
commercial

01243 819000
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RENT
REDUCED



TO LET

■ Retail Unit

Size: 502 sq ft

■ Key Features

- Busy pedestrian and vehicle location
- Rent £6,500 pax
- New EFRI lease available
- Nearby occupiers include Tesco Express together with a variety of independent retailers, office users and fast food outlets



Location

Worthing is situated on the south coast between Brighton (nine miles east) and Chichester (12 miles west). The town has excellent road communications being situated on the A27 dual-carriageway which runs east to Brighton and west to Portsmouth/Southampton.

The premises occupy a prominent location in a highly visible position close to the junction of Teville Road, Tarring Road and South Farm Road. The property is approximately half a mile from Worthing town centre, whilst Worthing mainline railway station is within a few minutes walk.

Accommodation

We understand the accommodation to have an approximate net internal floor area (NIA) of **502 sq ft (46.64 sq m)**.

Planning

We understand that the premises benefit from **Class A1 use within the Use Classes Order 1987** (as amended).

Alternative uses will be entertained, subject to gaining the necessary consents.

Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed at a rent of £6,500 per annum exclusive.

VAT

We understand that the property is elected for VAT.

Business Rates

To be re-assessed upon division of premises.

It is assumed that individual units will have a rateable value below £12,000 and will therefore qualify for Small Business Rates Relief.

Should you require further information on Business Rates or your eligibility for rate relief, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

EPC

The property has a rating of C.

Legal Fees

Tenant to be responsible for landlords legal costs, unless otherwise agreed.

Viewings and Further Information

Please contact the joint sole agents Flude Commercial:

Flude Commercial
chichester@flude.com
01243 819000



Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

10 September 2019