



## **CHOICE OF THREE SHOPS TO LET IN PROMIENT LOCATION**

45, 47 and 49 Teville Road, Worthing, West Sussex, BN11 1UX

**DESCRIPTION:**

An excellent opportunity to occupy a choice of three retail spaces which are considered suitable for a variety of occupiers. The good quality and versatile commercial spaces are situated within a busy secondary parade and nearby traders including Tesco Express and a number of independent retailers, office users and fast food outlets.

**LOCATION:**

The properties 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 ¼ of a mile from Worthing town centre, whilst Worthing mainline railway station is within few minutes walk.

**ACCOMMODATION:****45 Teville Road**

Maximum overall width 21'9  
Maximum overall depth 25'3  
Approximate retail area 550 ft<sup>2</sup>

WC

Car parking space to front forecourt

**47 Teville Road**

Maximum overall width 20'  
Maximum overall depth 22'  
Approximate retail area 440 ft<sup>2</sup>

Kitchenette  
WC**49 Teville Road**

Maximum overall width 20'2  
Maximum overall depth 32'  
Gross internal area 502 ft<sup>2</sup>

WC

**RENTS:**

No.45 £7,500 per annum  
No.47 £6,950 per annum  
No.49 £6,950 per annum

**LEASE TERM:**

The premises are available with the benefit of brand new lease terms to be agreed.

**LEGAL FEES:**

In going tenant to be responsible for both sides' legal fees unless otherwise agreed.

**VAT:**

We are advised that the rents are subject to VAT.



Interior of No.45



Interior of No.47

More information:

01903 234343

www.sprattandson.co.uk

**RATES:**

We would recommend any interested parties make their own enquiries with Worthing Borough Council.

**VIEWING:**

Strictly by appointment with Spratt & Son

**01903 234343**

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Asset Rating for the property is C.

Copies of the EPC and accompanying recommendation report are available upon request.

We have included in these particulars details of services and fittings we have seen within the property. Unfortunately we have been unable to test these and we cannot, therefore, vouch for their operational adequacy. Prospective purchasers are strongly advised to obtain their own independent report on these matters.



**Interior of No.49**



**Exterior of building**

**More information:**  
**01903 234343**  
**[www.sprattandson.co.uk](http://www.sprattandson.co.uk)**



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