



Self-Contained First Floor Offices To Let - 1,170 Sq Ft

68A Broadwater Street West, Worthing, West Sussex, BN14 9DE

£14,000 Per Annum

Michael
Jones
& Company

68A Broadwater Street West, Worthing, West Sussex, BN14 9DE

Location

The premises are located within the popular Broadwater shopping area which is located 2 miles to the north of Worthing town centre. Other occupiers within the immediate vicinity include Co-op, Tescos Express, KFC, Subway, Starbucks, Costa Coffee and William Hill. Broadwater Street West serves as the A24 close to the junction of the A27 which provides road links to Brighton (11 miles east) and Chichester (20 miles west). The subject property is prominently positioned at a mini roundabout and benefits from restricted parking to the front and in surrounding roads.

Description

The offices are accessed via a private ground floor entrance located directly off Broadwater Street West with internal stairs leading to first floor level where the office suite is situated. The office is largely open plan in nature with a single small private office located within. The offices which are ready for immediate occupation benefit from the following:

- Mixture of spot and strip lighting
- Ample power points (new fuse board installed)
- Exposed floorboards ready for tenant to lay flooring
- Electric heating
- Separate kitchenette to rear
- Private WC
- Private entrance

Accommodation

The property has the following approximate floor areas:

| | |
|-----------------------------|--------------------|
| Open Plan Office | 1,100 Sq Ft |
| Private Office | 70 Sq Ft |
| WC & Kitchenette | Unmeasured |
| TOTAL AREA | 1,170 Sq Ft |

Tenure

The property is available by way of new full repairing and insuring lease with terms to be negotiated and agreed.

Rent

£14,000 Per Annum exclusive. No VAT is to be charged

Business Rates

According to the VOA (Valuation Office Agency) the property has a Rateable Value of £1,350 and therefore interested parties should be eligible for complete rates relief. Interested parties are asked to contact Adur & Worthing Councils Business Rates department on 01903 221061 to confirm.

EPC

An EPC is available upon request

Legal Fees

Each party to pay their own legal costs unless otherwise agreed.



Viewing

Strictly by appointment through Michael Jones Commercial.

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct, however, neither Michael Jones nor their client guarantees their accuracy nor are they intended to form any part of a contract. No person in Michael Jones employment has authority to give representation or warranty in respect of this property.

VAT: Under the Finance Act 1989 VAT may be chargeable on the sales and rentals of commercial property. Applicants are advised to make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement

Michael Jones & Company Commercial Department
First Floor, Chapelworth House, 22-26 Chapel Road, Worthing, West Sussex BN11 1BE

01903 201212

commercial@michaeljones.co.uk www.michaeljones.co.uk

Michael
Jones
& Company