



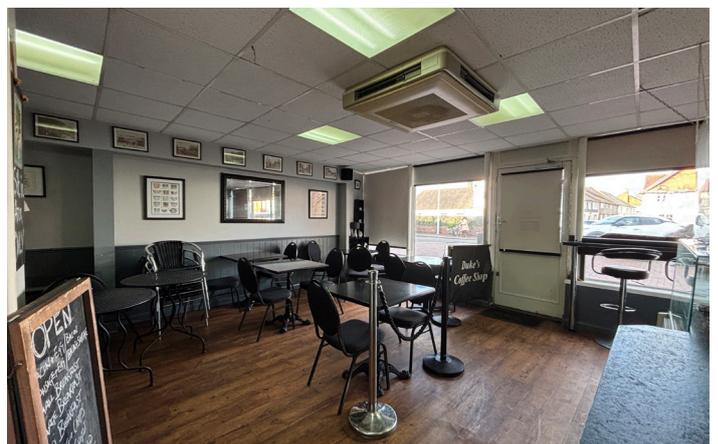
**2 Market House**  
Church Road, Worthing BN13 1HF

**TO LET**

**GROUND FLOOR CLASS E UNIT**  
80.24 SQ M (864 SQ FT)

**Key Features:**

- Short walking distance to West Worthing train station
- Situated in a busy pedestrian and vehicular thoroughfare
- New lease available
- Large rear garden
- Available April 2025





## Location

The property is situated in the heart of Tarring Village, a historic area within Worthing. The surrounding area is predominantly residential, complemented by local businesses including pubs and restaurants.

West Worthing train station is a short walk to the south, providing convenient access to the wider region, while Worthing town centre is approximately a 10-minute drive away.

## Accommodation

The premises is arranged over the ground floor of a two storey building with WC and also benefits from three car parking space and a large rear garden.

The property has the following approximate NIA:

	Sq Ft	Sq M
Ground Floor	734	68.2
Storage Area	129	12.03
<b>Total</b>	<b>864</b>	<b>80.24</b>

## EPC

TBC

Flude Property Consultants 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 Property Consultants 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.

## Planning

We understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

## Terms

The property is available to let by way of a new effective full repairing and insuring lease for a term to be agreed at a commencing rent of £22,000 per annum exclusive of rates, building insurance, service charge, heating, lighting, etc.

## Business Rates

Rateable Value to be reassessed

## VAT & Legal Fees

We are advised the property is elected for VAT . Each party to bear their own legal costs incurred.

## Viewings and Further Information

Please contact sole agents Flude Property Consultants:

Aaron Lees  
a.lees@flude.com  
01273 727070

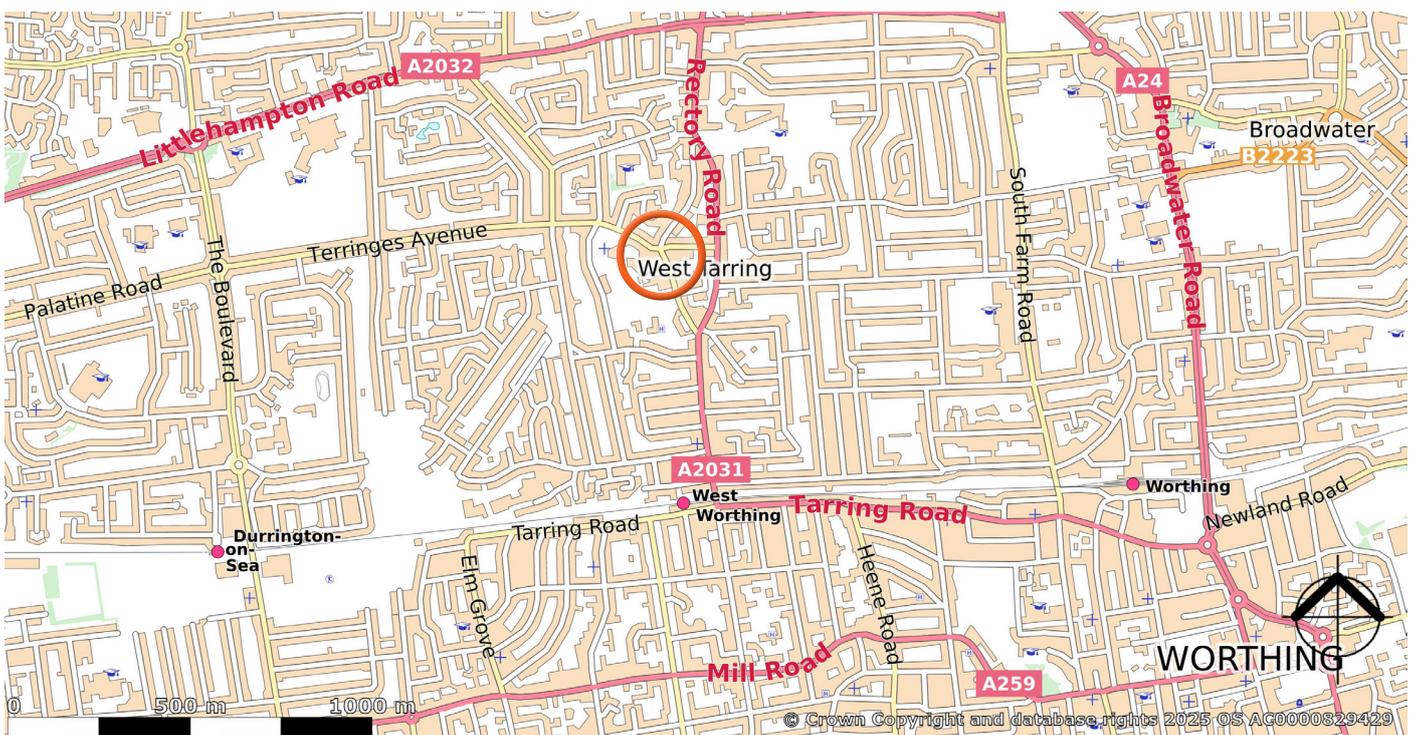
Will Thomas  
w.thomas@flude.com  
01273 727070

[www.flude.com](http://www.flude.com)





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