



SHOP TO LET IN POPULAR PARADE (DUE TO RELOCATION)

- Prime Thoroughfare
- 100% Rate Relief (STS)
- Close Proximity to Iceland & Tesco
- New Lease Available

Interested in this property? Please contact us on 01903 792785

WALLACE PARADE, 10 GORING ROAD, GORING-BY-SEA, WORTHING, WEST SUSSEX, BN12 4AL

Location

Wallace Parade is one of Worthing's most popular secondary parades with a range of shops, cafes and restaurants. Located approximately 1.5 miles from the town centre, 0.5 miles to West Worthing Station and opposite a bus stop which services the 700 bus which runs to Brighton & Hove. The busy parade has a good variety of retailers including, Tesco Express, Costa, High Street banks, Iceland and numerous independent retailers.

Description

Situated on an established and popular parade of shops, and within close proximity to Tesco, Iceland and Co-Op, together with several independent retailers and eateries, this prime shop is currently occupied by Goring Road Carpets, who are relocating to a larger premises opposite and therefore, vacant possession will be offered in April 2024.

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Total floor area:	546	50.72

Tenure

The property is To Let on a new lease for a term to be agreed.

Rent

Rental offers are invited in the region of £18,000 per annum, exclusive.

Business Rates

The rateable value from April 2023 provided by the Valuation Office Agency is £9700. The small business rates for the financial year (2023 - 2024) is 49.9p in the £ making the rates payable approx. £4840.30. However, since the premises have a rateable value of lower than £12,000, occupiers can expect to benefit from 100% rate relief, subject to status.

EPC

The property has an EPC rating of C - 59.

VAT

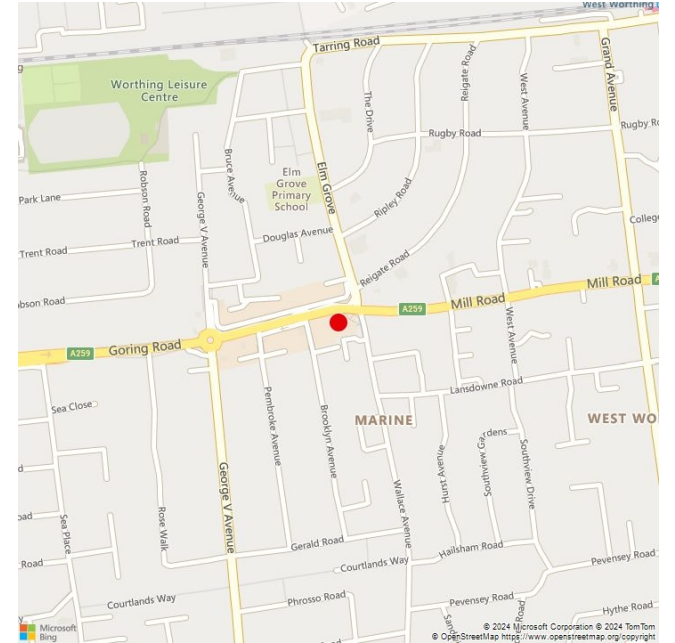
We are informed that VAT is applicable on the terms quoted.

Use

We understand the premises benefit from Class E use however, we would advise any potential tenant to check with the Planning Department to ascertain if their use is permitted.

Legal Fees

Each party is responsible for their own legal fees in this transaction.



Viewing

Strictly by appointment with Sole Agents, Jacobs Steel.



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