



## 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
<b>Total floor area:</b>	<b>546</b>	<b>50.72</b>

## Tenure

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

## Rent

The rent is £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 - 68.

## VAT

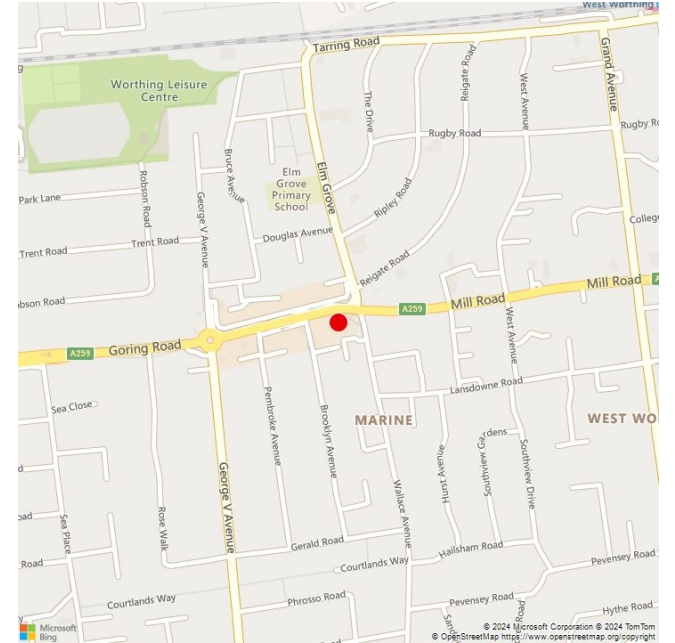
We are informed that VAT is applicable on the terms quoted.

## 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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