



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



332 Goring Road

Goring-By-Sea, Worthing, BN12 4PE

£30,000 Per annum

Council Tax Band

Locks | Locksmiths | Doors | Windows | Shutters & Shutters | Safes | CCTV | Entry Systems | Intruder & Fire Alarms | 24hr Monitoring | Key Services

James and James Commercial Ltd are delighted to bring to the market this spacious Retail Unit To Let. The property comprises of a shop front with large window frontage. To the rear of the property there is a large office space and a further smaller office, there is also an additional store room.

Situated along the Goring Road, the property is situated within the in Mulberry Parade which includes Londis, Sainsburys, hairdressers, cafe's and restaurants. Buses serve the area regularly and give great links into town. The nearest mainline railway station is Goring-by-Sea giving great links to most major towns and cities.

The property currently has an E class use. Would suit a variety of commercial occupiers (subject to the relevant planning consent)

£30,000pa

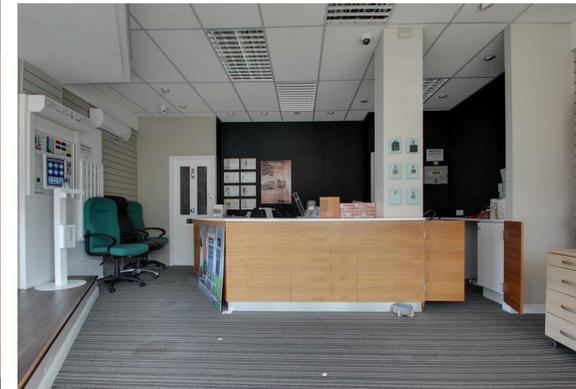
New Lease terms to be agreed.

EPC - D rating

Ratable value advertised online by GOV.UK is £20,000. Interested parties are asked to make their own enquiries to ascertain the exact cost to their business.

Legal Fees - each party to pay their own legal fees.

Shop Front  
18'50 x 22'07 (5.49m x 6.88m)



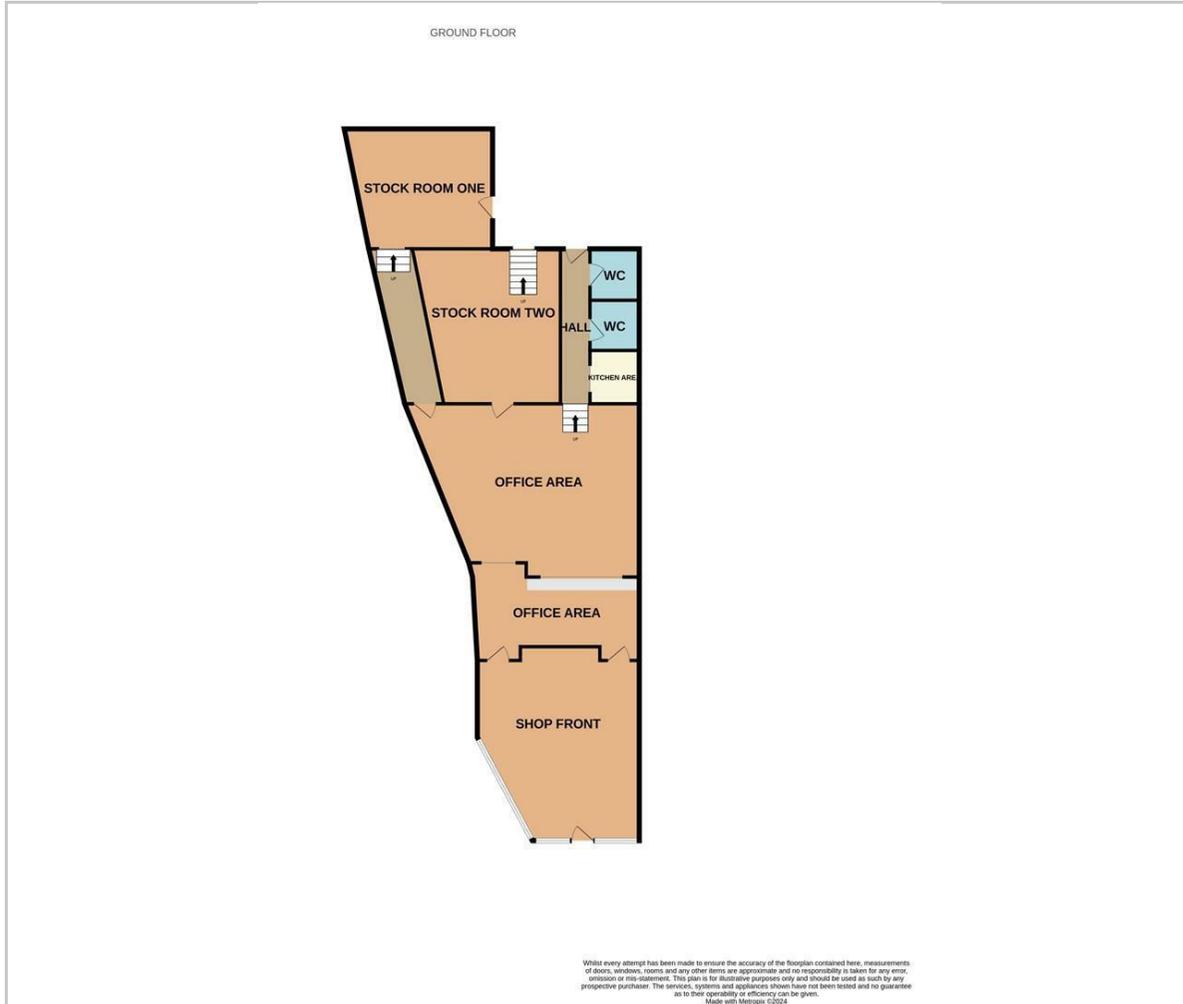


Office  
21'72 x 29'26 (6.40m x 8.84m)

Stock Room 1  
13'61 x 15 (3.96m x 4.57m)

Stock Room 2  
21'2 x 17 max (6.45m x 5.18m  
max)

## Floor Plan



## Viewing

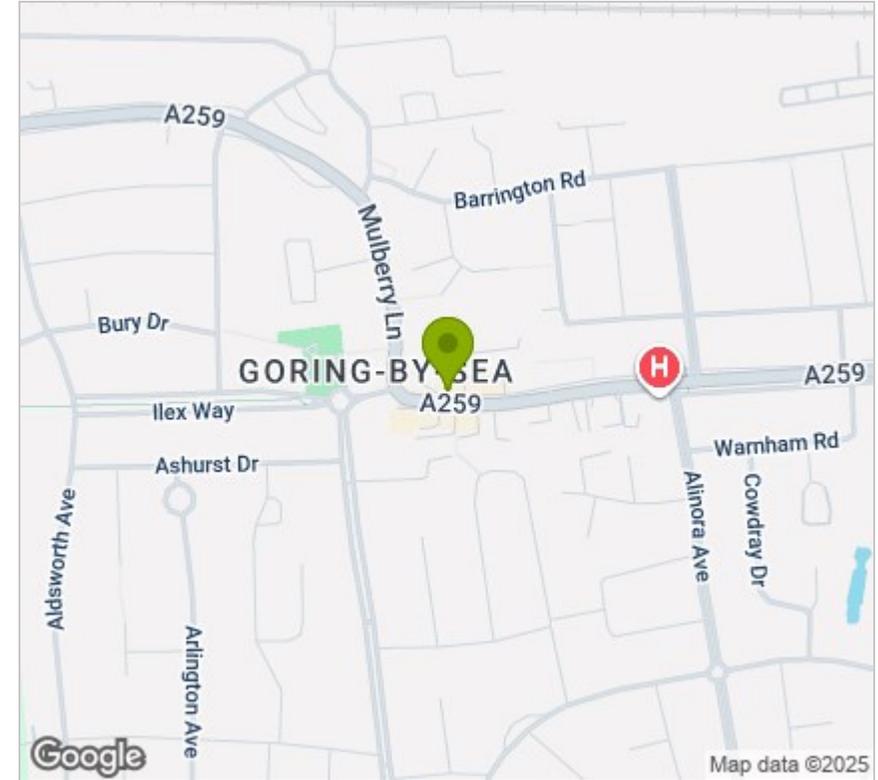
Please contact our Ferring Lettings Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



## Area Map



## Energy Efficiency Graph

