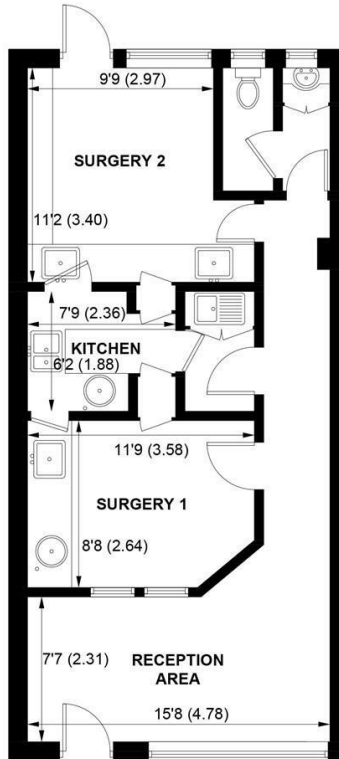


SW

Sims Williams



3 MAPLE PARADE, THE STREET, WALBERTON, WEST SUSSEX, BN18 0PR



**APPROXIMATE GROSS INTERNAL AREA = 555 SQ FT / 51.6 SQ M**

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©  
Produced for Sims Williams

# £10,500 Per Annum

3, MAPLE PARADE,  
THE STREET WALBERTON,  
WEST SUSSEX, BN18 0PR

- Sought After Village
- Between Arundel & Chichester
- Modern Parade
- Customer Parking to Front
- To Let on New Lease
- Rent £10,500 Per Annum
- Approx 555 sqft Shop Unit
- Cloakroom & Kitchen
- Courtyard To Rear

**EPC RATING - TBC**

Situated in the village of Walberton on a raised parade of shops in the centre of the village.

The premises forms part of a well used parade and provides a good size open plan shopfront with a retail area of approx. 555 sqft including a secure counter.

There is a further area to the rear with cloakroom. Outside there is an enclosed yard.

**BUSINESS RATES;** According to the VOA website, the property has a rateable value of £8,200 from the 21st of April 2026. Interested parties should contact Arun District Council 01903 737500.

**LEGAL COSTS;** each party will be responsible for their own legal costs in relation to the transaction.

**EPC;** An EPC report has been commissioned.

## **Disclaimer**

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that

may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

*Application and Fees Holding Deposit – capped at One weeks rent Paid by you to reserve the Property. This will only be retained by us if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days.*

