

## FREEHOLD OPPORTUNITY IN AN ESTABLISHED PARADE OF SHOPS

- Freehold Property
- Vacant ground floor retail unit
- Flat sold off with approx. 69 years remaining
- Well presented
- Forecourt parking
- 100% rate relief (STS)

Interested in this property? Please contact us on 01903 792785

# SELDEN PARADE, 1 SALVINGTON ROAD, WORTHING, WEST SUSSEX, BN13 2HL

## Location

The property is situated on the edge of Salvington on a small parade. Close to bus stops and easy access to main A27 & A24 roads. Worthing Town Centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities are approximately 2 1/2 miles away. The nearest train station is West Worthing which is just over a mile away.

## Description

A well presented shop unit currently operating as a hairdressers but available with vacant possession. The property has the benefit of the freehold of the building with the first floor flat floor being sold off on a lease with approximately 69 years remaining.

## Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
<b>Total floor area:</b>	0	0

## Tenure

Freehold

## Price

Offers are invited in the region of £165,000 for the freehold interest.

## Business Rates

The rateable value from April 2023 provided by the Valuation Office Agency is £4,450. The small business rates for the financial year (2023 - 2024) is 49.9p in the £ making the rates payable approx. £2,220.55.

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.

## VAT

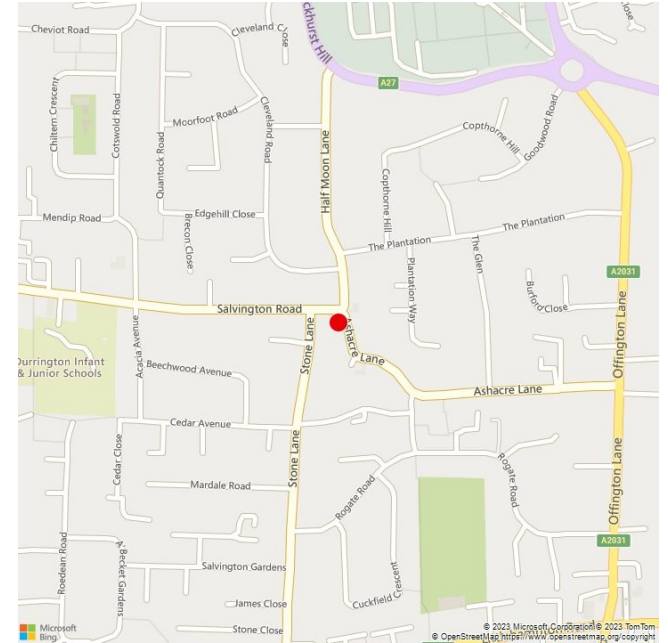
We are informed that VAT is not applicable on the terms quoted.

## 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.



**Leigh Doherty**  
01903 792785  
leighdoherty@jacobs-steel.co.uk



**Nichola Charles**  
01903 792785  
nicholacharles@jacobs-steel.co.uk

**Disclaimer:** These particulars are for general information purposes only and do not represent an offer of contract or part of one. Jacobs Steel has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Jacobs Steel have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise.

**jacobs | Steel**