



## PRIME SHOP TO LET

- Suit a Variety of Different Uses (STNC)
- Located in a Popular Parade of Multiple and Well-Established Businesses
- 100% Rate Relief (STS)
- Refurbished to a High Standard

Interested in this property? Please contact us on 01903 792785



# WALLACE PARADE, 6 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

An opportunity to lease a recently renovated bright and airy retail space along the popular Wallace Parade. The property comprises a bright retail space to the front, kitchen and WC to the rear. There is also rear access to the property.

The property was refurbished to a high standard in 2022 which included new electrics, air-conditioning, fire alarm system, Karndean flooring, WC and kitchen at the rear.

## Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
<b>Total floor area:</b>	<b>542</b>	<b>50.35</b>

## Rent

Rental offers are invited in the region of £16,000 per annum, exclusive of rates.

## Business Rates

The rateable value from April 2023 provided by the Valuation Office Agency is £10,000. The small business rates for the financial year (2023 - 2024) is 49.9p in the £ making the rates payable approx. £4,990. 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 - 64.

## VAT

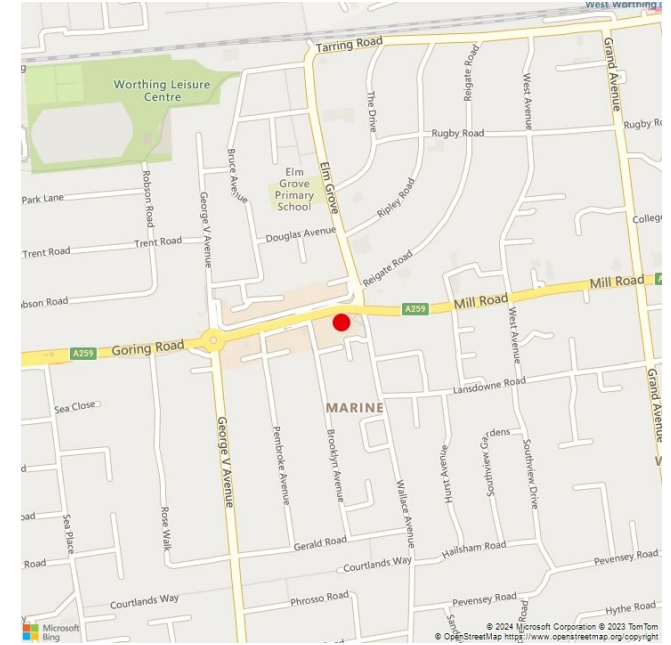
We are informed that VAT is not applicable on the terms quoted.

## 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.



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