



SHOP/OFFICE FOR SALE

- Busy Thoroughfare
- 100% Rate Relief (STS)
- Forecourt Parking
- Suit a Variety of Different Uses STNC

Interested in this property? Please contact us on 01903 792785



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

Location

The property is situated on the edge of Salvington along popular Selden 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 2.5 miles away. The nearest train station is West Worthing which is just over a mile away.

Description

This well presented ground floor premises benefits from a large double frontage, open plan retail/office area with glass partition, kitchen and WC. Further benefits include rear access, forecourt with space for two vehicles or outside seating area and 100% rate relief (STS).

The property is currently being used as an office but could suit other uses (STNC).

Consideration will be given to purchase the whole freehold to include a 2 bedroom maisonette. Further details available on request.

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Total floor area:	527	48.96

Tenure

Freehold.

Price

Offers are invited in the region of £175,000 for the freehold.

Business Rates

The rateable value from April 2023 provided by the Valuation Office Agency is £6800. The small business rates for the financial year (2023 - 2024) is 49.9p in the £ making the rates payable approx. £3202.80. 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

An EPC has been requested.

VAT

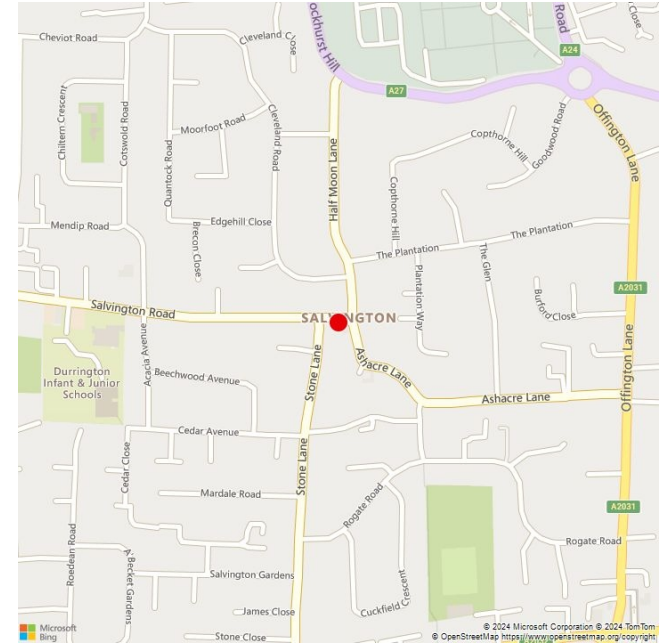
We are informed that VAT is not applicable on the terms quoted.

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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