



JAMES & JAMES
ESTATE AND LETTING AGENTS

†: 01903 958770

e: lettings@jamesandjamesea.co.uk

50B | Ferring Street | Worthing | BN12 5JP

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



10 Wallace Parade

Goring Road, Worthing, BN12 4AL

£16,000 Per annum

10 WALLACE PARADE
01903 700567

JAMES & JAMES
01903 958770
COMMERCIAL
TO LET

GORING ROAD CARPETS & FLOORING
Monday 9am - 5pm
Tuesday 9am - 5pm
Wednesday 9am - 5pm
Thursday 9am - 5pm
Friday 9am - 5pm
Saturday 8.30am - 4pm
Sunday
01903 700 567
www.goringroadcarpets.co.uk

Checkatrade.com
Where reputation matters

FREE FITTING
FREE UNDERLAY
FREE ESTIMATES & DELIVERY
FREE GRIPPERS & BARS

WE HAVE MOVED...
HERBO UK
CARPETS & FLOORING
ACROSS THE ROAD!

LOOK BEHIND YOU!

www.goringroadcarpets.co.uk
01903 700 567

OXFAM
GROWS VEGETABLES
FILLS CLASSROOMS
BUILDS WELLS
EMPOWERS WOMEN
FIGHTS POVERTY

OXFAM
People who volunteer
with Oxfam...
Oxfam
People who volunteer
with Oxfam...
Oxfam

James & James Commercial are pleased to present this shop available to let.

The property is situated on the popular Wallace Parade, forming part of a secondary retail parade that benefits from a variety of nearby occupiers, including cafés, restaurants, and established retailers such as Tesco Express, Costa, and Iceland.

The location is approximately 1.5 miles from Worthing railway station and is conveniently positioned opposite a bus stop serving the 700 route, providing excellent local connectivity.

The premises comprise a ground floor retail unit extending to approximately 546 sq ft. The space is suitable for a range of uses, including retail or office purposes, with potential for café, restaurant, or takeaway use, subject to the necessary planning consents (STPC).

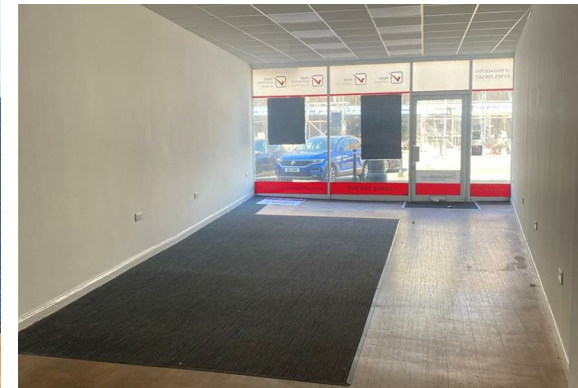
Rent £16,000pa

New FRI Lease to be agreed

EPC - C (68)

Legal Fees - each party to pay their own legal costs unless otherwise agreed.

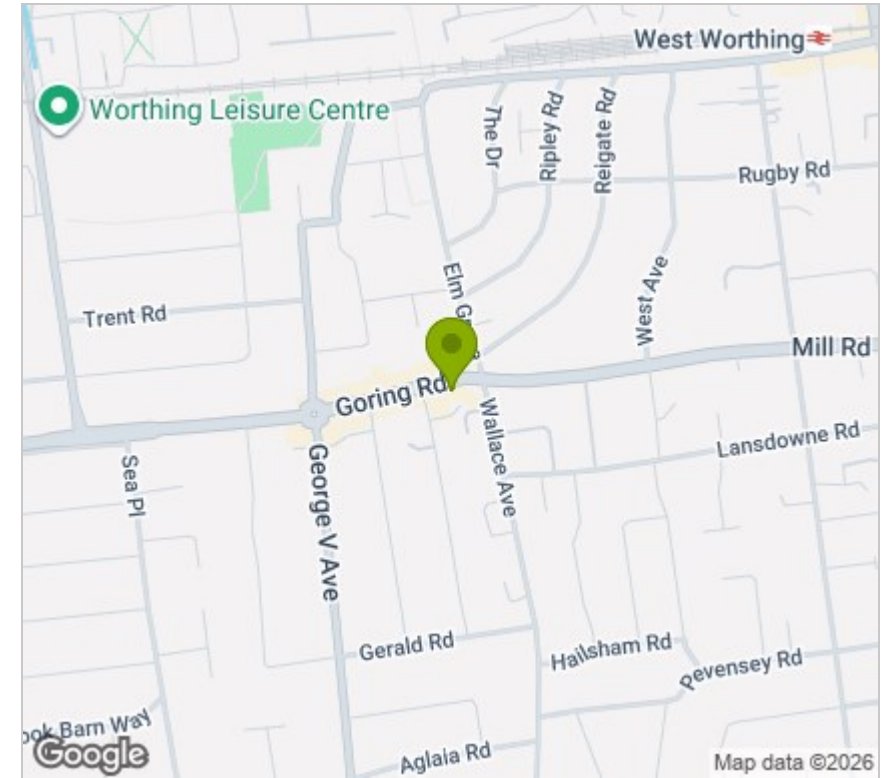
Ratable value advertised online by GOV.UK is £11,500 Interested parties are asked to make their own enquiries to ascertain the exact cost to their business.



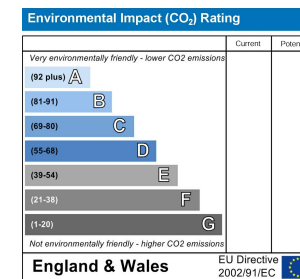
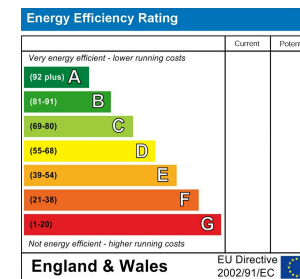
Floor Plan



Area Map



Energy Efficiency Graph



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.

