

# MARSHALL CLARK

C H A R T E R E D   S U R V E Y O R S

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## **FLEXIBLE TERMS AVAILABLE**

### **GROUND FLOOR LOCK-UP SHOP**

(former Off-Licence)

967 SQ. FT. (89 SQ. M.) Approx.

## **IN BUSY LOCAL SHOPPING PARADE**

### **CLOSE TO COLLEGE & LEISURE CENTRE**



**26-28 STRAND PARADE, THE STRAND, GORING-BY-SEA,  
WORTHING, WEST SUSSEX BN12 6DJ**

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**LOCATION:** The premises are located at the western end of the busy Strand Parade local shopping area in a densely populated area suburb of Worthing. The Further Education College in Bolsover Road, Field Place Community College, and the nearby Leisure Centre in Shaftesbury Avenue ensure that this is a busy commercial parade, especially at lunchtimes.

**DESCRIPTION:** This former Wine Shop forms part of this 1950's parade and is of brick construction with a fully glazed shopfront with central entrance door and return frontage to Drake Avenue.

**Open plan retail area: 89.83 sq m (967 sq ft)**

Car parking is available adjacent to the frontage of the whole parade and in the residential roads nearby.

**LEASE/RENT:** The ground floor premises are offered to let on a new full repairing and insuring lease . Further details on rental upon application.

**VAT:** Not applicable.

**LEGAL COSTS:** The ingoing tenant to be responsible for the landlord's reasonable legal costs in the preparation of a new lease.

**RATES:** We understand from verbal enquiries of Worthing Borough Council that the Rateable Value of the property is £9,600 and the rates payable for the financial year to 31 March 2008 are £ £4,435.20.

**VIEWING:** Strictly by appointment through the sole agents:

**Marshall Clark, 12 Sompting Road, Worthing, BN14 9EP**

Contact: Jane Ashworth or Stuart Clark

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Rear Store



Front Shop

