

TO LET

GROUND FLOOR LOCK UP SHOP
22.58 m² (243 ft²)

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7 NEW PARADE, SELSEY, WEST SUSSEX, PO20 0QA

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CHARTERED SURVEYORS AND
COMMERCIAL PROPERTY CONSULTANTS

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RENT £5,500 PAX

LOCATION: The property is located on the West side of the High Street, Selsey being situated within a retail parade. Selsey is a seaside town in West Sussex approximately 8 miles to the south of Chichester. There are a range of occupiers in proximately including One Stop, Brent Lodge Wildlife Shop, and The Boulevard Restaurant. The property is located on New Parade which provides access to the High Street the main shopping location in Selsey.

DESCRIPTION: The property comprise a mid-terrace ground floor lock up shop, with a glazed shop front, and is arranged as an open plan retail area with external storage area.

The property would lend itself to a variety of uses subject to relevant planning permission.

The premises has an approximate net internal floor area of:

7 New Parade	22.58 m²	243 ft²
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TENURE: A new effective full repairing and insuring lease with terms to be negotiated.

SERVICE CHARGE: The tenant would be liable for a fair and reasonable proportion of the service charge.

VAT: We understand that VAT is not payable.

RATES: We understand the property has a Rateable Value of £4,750 (VOA 2023 list) and £3,950 (VOA 2026 list)

LEGAL COSTS: Each party to be responsible for their own legal costs, unless otherwise negotiated

AML: In accordance with Anti-Money Laundering requirements, upon agreement of terms, mandatory tenant/purchaser Know Your Customer (KYC) documentation request will be made.

EPC: B—50



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 Marshall Clark LLP



FOR MORE INFORMATION OR
A VIEWING PLEASE
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January 2026

